

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

6/1 Hannah Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$133,900

### Median sale price

Median price

\$190,000

Property Type

Unit

Suburb

Morwell

Period - From

01/10/2019

to

31/12/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5/1 Hannah St MORWELL 3840	\$140,000	06/06/2019
2	2/1 Hannah St MORWELL 3840	\$138,500	20/02/2019
3	2/24a The Avenue MORWELL 3840	\$135,000	18/10/2019

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/01/2020 15:35



3 bedrooms - 1 car

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$133,900

**Median Unit Price**

December quarter 2019: \$190,000

## Comparable Properties

5/1 Hannah St MORWELL 3840 (REI/VG)

Agent Comments

2 bedrooms - 1 car

**Price:** \$140,000

**Method:** Private Sale

**Date:** 06/06/2019

**Property Type:** Unit

**Land Size:** 239 sqm approx



2/1 Hannah St MORWELL 3840 (REI/VG)

Agent Comments

2 bedrooms - 1 car

**Price:** \$138,500

**Method:** Private Sale

**Date:** 20/02/2019

**Property Type:** Unit

**Land Size:** 212 sqm approx



2/24a The Avenue MORWELL 3840 (REI/VG)

Agent Comments

2 bedrooms - 1 car

**Price:** \$135,000

**Method:** Private Sale

**Date:** 18/10/2019

**Property Type:** Unit