

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

10 Urbahns Crescent, Morwell Vic 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$385,000

Median sale price

Median price

\$255,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2021

to

31/03/2021

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	54 Grant St MORWELL 3840	\$384,000	08/02/2021
2	30 Bunyip Ct MORWELL 3840	\$380,000	29/01/2021
3	18 Wattletree Cr MORWELL 3840	\$355,000	07/04/2021

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:

11/05/2021 09:43



Property Type:
Agent Comments

Indicative Selling Price
\$385,000
Median House Price
March quarter 2021: \$255,000

Comparable Properties



54 Grant St MORWELL 3840 (REI)

Agent Comments



Price: \$384,000
Method: Private Sale
Date: 08/02/2021
Rooms: 5
Property Type: House
Land Size: 922 sqm approx



30 Bunyip Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 29/01/2021
Property Type: House (Res)
Land Size: 709 sqm approx



18 Wattletree Cr MORWELL 3840 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 07/04/2021
Property Type: House
Land Size: 775 sqm approx