# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 130 Helen Street, Morwell Vic 3840

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gc	ov.au	ı/underquot	ting		
Single price	e \$330,000							
Median sale p	rice							
Median price	\$275,000	Pro	operty Type	Ηοι	lse		Suburb	Morwell
Period - From	01/07/2021	to	30/09/2021		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	27 Madden St MORWELL 3840	\$350,000	14/09/2021
2	16 Jane St MORWELL 3840	\$310,000	18/06/2021
3	2 Maurice Ct MORWELL 3840	\$306,000	03/09/2021

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:

02/12/2021 17:02





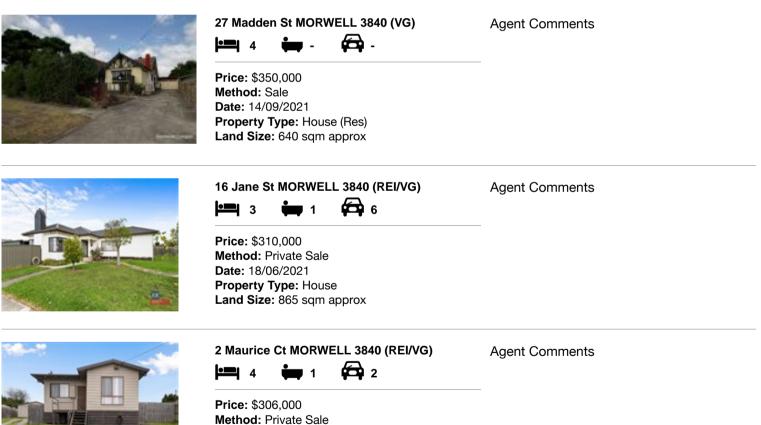




Property Type: House (Res) Land Size: 840 sqm approx Agent Comments

**Indicative Selling Price** \$330,000 Median House Price September quarter 2021: \$275,000

# **Comparable Properties**





Method: Private Sale Date: 03/09/2021 Property Type: House Land Size: 800 sqm approx

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



propertydata

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