

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

123 Vary Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$139,000

Median sale price

Median price

\$195,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2019

to

30/09/2019

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 | 9 Willis St MORWELL 3840 | \$143,000 | 28/10/2019 |
| 2 | 7 Kathleen St MORWELL 3840 | \$132,500 | 07/11/2019 |
| 3 | 18 Haywood St MORWELL 3840 | \$105,000 | 23/10/2019 |

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:

04/12/2019 12:14



Property Type: House (Previously Occupied - Detached)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$139,000
Median House Price
September quarter 2019: \$195,000

Comparable Properties



9 Willis St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$143,000
Method: Private Sale
Date: 28/10/2019
Property Type: House (Res)
Land Size: 730 sqm approx



7 Kathleen St MORWELL 3840 (REI)

Agent Comments



Price: \$132,500
Method: Private Sale
Date: 07/11/2019
Property Type: House (Res)



18 Haywood St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$105,000
Method: Private Sale
Date: 23/10/2019
Property Type: House (Res)
Land Size: 616 sqm approx