

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

1/31 Airlie Bank Road, Morwell Vic 3840

Indicative selling price

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

Single price \$229,000

Median sale price

Median price \$245,000

Property Type Unit

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	1/30 Bridle Rd MORWELL 3840	\$235,000	28/04/2021
2	2/6 Laurel St MORWELL 3840	\$231,000	18/02/2021
3	5/21 Ann St MORWELL 3840	\$225,000	11/02/2020

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:

02/06/2021 17:26

1/31 Airlie Bank Road, Morwell Vic 3840

RENNIE
PROPERTY SALES

Sandra Rennie

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Indicative Selling Price

\$229,000

Median Unit Price

March quarter 2021: \$245,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/30 Bridle Rd MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$235,000

Method: Private Sale

Date: 28/04/2021

Property Type: Unit

Land Size: 143 sqm approx



2/6 Laurel St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$231,000

Method: Private Sale

Date: 18/02/2021

Property Type: Unit

Land Size: 196 sqm approx



5/21 Ann St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$225,000

Method: Private Sale

Date: 11/02/2020

Property Type: Unit

Land Size: 156 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.