

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 and
postcode

37 Robertson Street Morwell VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$162,250

Property type

Unit

Suburb

Morwell

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

55 Dell Circuit Morwell VIC 3840	\$154,000	31-Jul-19
35 Langford Street Morwell VIC 3840	\$255,000	28-Feb-20

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.

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55 Dell Circuit Morwell VIC 3840

Sold Price

\$154,000

Sold Date

31-Jul-19

2

1

1

Distance

1.31km



35 Langford Street Morwell VIC 3840

Sold Price

\$255,000

Sold Date

28-Feb-20

4

3

3

Distance

3.14km

RS = Recent sale

UN = Undisclosed Sale

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