

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

145 Buckley Street, Morwell Vic 3840

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$145,000

**Median sale price**

Median price

\$180,000

Property Type

House

Suburb

Morwell

Period - From

04/12/2018

to

03/12/2019

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	8 Rintoull St MORWELL 3840	\$165,000	14/10/2019
2	84 Elgin St MORWELL 3840	\$146,000	16/09/2019
3	16 Sherrin St MORWELL 3840	\$145,000	02/10/2019

**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 16:14



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 609 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$145,000

**Median House Price**  
04/12/2018 - 03/12/2019: \$180,000

## Comparable Properties



### 8 Rintoull St MORWELL 3840 (REI)

**Agent Comments**



**Price:** \$165,000  
**Method:** Private Sale  
**Date:** 14/10/2019  
**Property Type:** House (Res)  
**Land Size:** 579 sqm approx



### 84 Elgin St MORWELL 3840 (REI/VG)

**Agent Comments**



**Price:** \$146,000  
**Method:** Private Sale  
**Date:** 16/09/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 739 sqm approx



### 16 Sherrin St MORWELL 3840 (REI/VG)

**Agent Comments**



**Price:** \$145,000  
**Method:** Private Sale  
**Date:** 02/10/2019  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx