Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	perty	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

Single price \$145,000

Median sale price

Median price \$180,000	Pro	perty Type	House	Suburb	Morwell
Period - From 04/12/20	18 to	03/12/2019	So	urce 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
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Agent Comments

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

Indicative Selling Price \$145,000 Median House Price 04/12/2018 - 03/12/2019: \$180,000

Comparable Properties



8 Rintoull St MORWELL 3840 (REI)

4

Price: \$165,000 Method: Private Sale Date: 14/10/2019

Property Type: House (Res) Land Size: 579 sqm approx **Agent Comments**



84 Elgin St MORWELL 3840 (REI/VG)

4

Price: \$146,000 Method: Private Sale Date: 16/09/2019

Rooms: 5

Property Type: House Land Size: 739 sqm approx Agent Comments





Price: \$145,000 Method: Private Sale Date: 02/10/2019

Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments

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.