

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

137 Comans Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$319,500

Median sale price

Median price

\$325,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/06/2022

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	3 Ronald Ct MORWELL 3840	\$335,000	19/07/2022
2	15 Green St MORWELL 3840	\$315,000	08/07/2022
3	2 Churchill Rd MORWELL 3840	\$315,000	16/06/2022

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:

26/09/2022 09:58



3 0 1

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price

\$319,500

Median House Price

Year ending June 2022: \$325,000

Comparable Properties



3 Ronald Ct MORWELL 3840 (VG)

Agent Comments

3 0 0

Price: \$335,000

Method: Sale

Date: 19/07/2022

Property Type: House (Res)

Land Size: 770 sqm approx



15 Green St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$315,000

Method: Private Sale

Date: 08/07/2022

Property Type: House

Land Size: 634 sqm approx



2 Churchill Rd MORWELL 3840 (REI/VG)

Agent Comments

2 1 0

Price: \$315,000

Method: Private Sale

Date: 16/06/2022

Property Type: House

Land Size: 617 sqm approx