

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 11 Patricia Street, Morwell Vic 3840

Indicative selling price

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

Single price \$239,000

Median sale price

Median price \$188,250 Property Type House Suburb Morwell

Period - From 06/10/2019 to 05/10/2020 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	71 Vincent Rd MORWELL 3840	\$235,000	19/12/2019
2	5 Latrobe Rd MORWELL 3840	\$234,000	26/03/2020
3	3 Haywood St MORWELL 3840	\$230,000	09/07/2020

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: 06/10/2020 10:48



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Property Type: House (Res)

Land Size: 672 sqm approx

Agent Comments

Indicative Selling Price

\$239,000

Median House Price

06/10/2019 - 05/10/2020: \$188,250

Comparable Properties



71 Vincent Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$235,000

Method: Private Sale

Date: 19/12/2019

Rooms: 3

Property Type: House (Res)

Land Size: 669 sqm approx



5 Latrobe Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 -

Price: \$234,000

Method: Private Sale

Date: 26/03/2020

Property Type: House

Land Size: 684 sqm approx



3 Haywood St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$230,000

Method: Private Sale

Date: 09/07/2020

Property Type: House

Land Size: 671 sqm approx