

# 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

110 Mary 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 \$239,000

### Median sale price

Median price \$250,000

Property Type House

Suburb Morwell

Period - From 01/07/2020

to 30/06/2021

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	133 Mary St MORWELL 3840	\$245,000	30/07/2021
2	129 Mary St MORWELL 3840	\$245,000	26/02/2021
3	10 Joseph Ct MORWELL 3840	\$200,000	19/04/2021

**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:

13/08/2021 12:37



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 599 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$239,000  
**Median House Price**  
 Year ending June 2021: \$250,000

## Comparable Properties



**133 Mary St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 30/07/2021  
**Property Type:** House  
**Land Size:** 573 sqm approx



**129 Mary St MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$245,000  
**Method:** Private Sale  
**Date:** 26/02/2021  
**Property Type:** House  
**Land Size:** 570 sqm approx



**10 Joseph Ct MORWELL 3840 (VG)**

Agent Comments



**Price:** \$200,000  
**Method:** Sale  
**Date:** 19/04/2021  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx

**Account - Rennie Property Sales** | P: 03 5133 7900 | F: 03 5133 9244