

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 8 Stephenson Street, Morwell Vic 3840
Including suburb or locality and postcode

Indicative selling price

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

Single price \$335,000

Median sale price

Median price \$315,000

Property Type House

Suburb Morwell

Period - From 01/01/2022

to 31/03/2022

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	33 Hourigan Rd MORWELL 3840	\$325,000	24/03/2022
2	12 Budge St MORWELL 3840	\$319,000	22/02/2022
3	15 Butters St MORWELL 3840	\$318,000	17/03/2022

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:

12/05/2022 13:50



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Rooms: 4
Property Type: House (Res)
Land Size: 831 sqm approx
Agent Comments

Indicative Selling Price
\$335,000
Median House Price
March quarter 2022: \$315,000

Comparable Properties



33 Hourigan Rd MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$325,000
Method: Private Sale
Date: 24/03/2022
Property Type: House
Land Size: 754 sqm approx



12 Budge St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$319,000
Method: Private Sale
Date: 22/02/2022
Property Type: House
Land Size: 570 sqm approx



15 Butters St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$318,000
Method: Private Sale
Date: 17/03/2022
Property Type: House
Land Size: 768 sqm approx

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