

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

25 Tobruk Street, Morwell Vic 3840

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$187,000

Property Type House

Suburb Morwell

Period - From 01/10/2018

to 30/09/2019

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 eighteen 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	22 Crinigan Rd MORWELL 3840	\$176,000	17/07/2019
2	5 Rowell St MORWELL 3840	\$175,000	08/02/2019
3			

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 eighteen months.

This Statement of Information was prepared on:

24/10/2019 15:49



Property Type: House
Land Size: 677 sqm approx
Agent Comments

Comparable Properties



22 Crinigan Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$176,000
Method: Private Sale
Date: 17/07/2019
Property Type: House (Res)
Land Size: 634 sqm approx



5 Rowell St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$175,000
Method: Private Sale
Date: 08/02/2019
Rooms: 7
Property Type: House
Land Size: 600 sqm approx

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 eighteen months.