

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

unit 2 10 Ann Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$225,000

Median sale price

Median price

\$205,000

Property Type

House

Suburb

Morwell

Period - From

01/04/2020

to

30/06/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	5/21 Ann St MORWELL 3840	\$225,000	11/02/2020
2	2/5 Keegan St MORWELL 3840	\$180,000	04/05/2020
3	5/22-24 Ann St MORWELL 3840	\$175,000	24/02/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

31/07/2020 08:56

unit 2 10 Ann Street, Morwell Vic 3840



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Property Type:
Agent Comments

Indicative Selling Price
\$225,000

Median House Price
June quarter 2020: \$205,000

Comparable Properties



5/21 Ann St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 11/02/2020
Property Type: Unit
Land Size: 156 sqm approx

2/5 Keegan St MORWELL 3840 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 04/05/2020
Property Type: Unit
Land Size: 172 sqm approx



5/22-24 Ann St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$175,000
Method: Private Sale
Date: 24/02/2020
Property Type: Townhouse (Single)

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.