

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

112 Comans Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

\$390,250

Property Type

House

Suburb

Morwell

Period - From

01/04/2022

to

30/06/2022

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	25 Angus St MORWELL 3840	\$369,500	04/08/2022
2	49 Porter St MORWELL 3840	\$352,000	14/08/2022
3	146 Vincent Rd MORWELL 3840	\$351,000	17/08/2022

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:

11/10/2022 16:08



 3
  1
  2

Property Type: House
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
 \$355,000

Median House Price
 June quarter 2022: \$390,250

Comparable Properties



25 Angus St MORWELL 3840 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$369,500
Method: Private Sale
Date: 04/08/2022
Property Type: House
Land Size: 652 sqm approx



49 Porter St MORWELL 3840 (VG)

Agent Comments

 3
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Price: \$352,000
Method: Sale
Date: 14/08/2022
Property Type: House (Res)
Land Size: 627 sqm approx



146 Vincent Rd MORWELL 3840 (VG)

Agent Comments

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Price: \$351,000
Method: Sale
Date: 17/08/2022
Property Type: House (Res)
Land Size: 697 sqm approx