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	44 Savige Street, Morwell Vic 3840

Indicative selling price

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

Single price $135,000

Median sale price

Median price $180,000 Property Type House Suburb Morwell

Period - From 16/09/2018 to 15/09/2019 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 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	11 Joseph Ct MORWELL 3840	$145,000	21/08/2019
2	21 Vary St MORWELL 3840	$135,000	02/04/2019
3	87 Crinigan Rd MORWELL 3840	$125,000	12/07/2019

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: 16/09/2019 16:33

44 Savige Street, Morwell Vic 3840

Chris Davis
03 5133 7777
0418 594 460
chrisd@kwproperty.com.au

3 -

Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments

Indicative Selling Price
$135,000
Median House Price
16/09/2018 - 15/09/2019: $180,000

Comparable Properties

11 Joseph Ct MORWELL 3840 (REI)

3 1 1

Price: $145,000
Method: Private Sale
Date: 21/08/2019
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

21 Vary St MORWELL 3840 (VG)

3 - -

Price: $135,000
Method: Sale
Date: 02/04/2019
Property Type: House (Res)
Land Size: 844 sqm approx

Agent Comments

87 Crinigan Rd MORWELL 3840 (REI/VG)

3 1 2

Price: $125,000
Method: Private Sale
Date: 12/07/2019
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

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.