

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

39 Langford Street, Morwell Vic 3840

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$180,000

Property Type House

Suburb Morwell

Period - From 17/09/2018

to 16/09/2019

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	33 Waratah Dr MORWELL 3840	\$285,000	03/06/2019
2	12 Birch Ct MORWELL 3840	\$280,000	12/04/2019
3	48 Bellarine Cirt MORWELL 3840	\$275,000	03/04/2019

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

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



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price

\$285,000

Median House Price

17/09/2018 - 16/09/2019: \$180,000

Comparable Properties



33 Waratah Dr MORWELL 3840 (REI/VG)

Agent Comments

3 2 2

Price: \$285,000

Method: Private Sale

Date: 03/06/2019

Rooms: 4

Property Type: House (Res)

Land Size: 583 sqm approx



12 Birch Ct MORWELL 3840 (REI/VG)

Agent Comments

4 2 2

Price: \$280,000

Method: Private Sale

Date: 12/04/2019

Property Type: House (Res)

Land Size: 644 sqm approx



48 Bellarine Cirt MORWELL 3840 (REI/VG)

Agent Comments

3 1 6

Price: \$275,000

Method: Private Sale

Date: 03/04/2019

Property Type: House

Land Size: 753 sqm approx