

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

11 Margaret Street, Morwell Vic 3840

Indicative selling price

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

Single price \$349,500

Median sale price

Median price \$289,500

Property Type House

Suburb Morwell

Period - From 31/03/2021

to 30/03/2022

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	47 Hoyle St MORWELL 3840	\$350,000	15/03/2022
2	99 Princes Dr MORWELL 3840	\$349,000	04/10/2021
3	6 Green St MORWELL 3840	\$340,000	13/12/2021

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:

31/03/2022 15:56