

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

6 Buckley Street, Morwell Vic 3840

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$350,000

Property Type House

Suburb Morwell

Period - From 01/10/2021

to 31/12/2021

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.

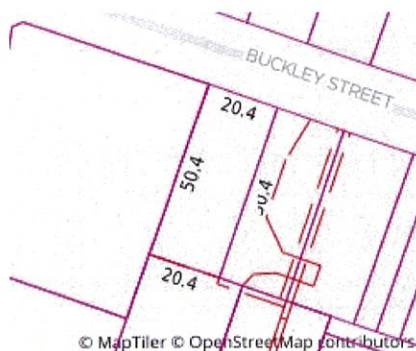
	Address of comparable property	Price	Date of sale
1	17 June St MORWELL 3840	\$424,000	04/03/2022
2	20 Joy St MORWELL 3840	\$420,000	22/03/2022
3	7 Davey St MORWELL 3840	\$405,000	02/03/2022

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:

04/04/2022 10:42



Property Type: House (Previously Occupied - Detached)

Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price
\$410,000

Median House Price
December quarter 2021: \$350,000

Comparable Properties



17 June St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$424,000

Method: Private Sale

Date: 04/03/2022

Property Type: House

Land Size: 426 sqm approx



20 Joy St MORWELL 3840 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 22/03/2022

Property Type: House

Land Size: 803 sqm approx



7 Davey St MORWELL 3840 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 02/03/2022

Property Type: House

Land Size: 1008 sqm approx