

# 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 20 Barry Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$175,000

### Median sale price

Median price \$229,000 Property Type House Suburb Morwell

Period - From 01/07/2020 to 30/09/2020 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	22 Dayble St MORWELL 3840	\$180,000	07/08/2020
2	55 Comans St MORWELL 3840	\$180,000	17/07/2020
3	61 Hourigan Rd MORWELL 3840	\$175,000	20/10/2020

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: 12/11/2020 11:54