

## 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 and  
postcode

2 Catherine 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) (\*Delete single price or range as applicable)

Single Price

\$195,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$180,000

Property type

House

Suburb

Morwell

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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

52 Collins Street Morwell VIC 3840	\$207,500	06-Jan-20
6 Charles Court Morwell VIC 3840	\$195,000	30-Oct-19
17 Avondale Road Morwell VIC 3840	\$189,000	27-Nov-19

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: 11 June 2020

**52 Collins Street Morwell VIC 3840** Sold Price **\$207,500** Sold Date **06-Jan-20**

4 2 1

Distance **0.99km****6 Charles Court Morwell VIC 3840** Sold Price **\$195,000** Sold Date **30-Oct-19**

3 1 1

Distance **0.17km****Notes from your agent**

3 bedroom weatherboard home offers scope to renovate. Many original features, decorative cornices, high ceilings, spacious entry hall, 3 generous bedrooms, separate lounge, separate dining room & large kitchen plus a central bathroom. Garage. Currently leased at \$13,780 p/a.

**17 Avondale Road Morwell VIC 3840** Sold Price **\$189,000** Sold Date **27-Nov-19**

3 1 3

Distance **0.43km****Notes from your agent**

Vinyl clad home. 2 large bedrooms & 1 smaller bedroom. Generously sized living space with ornate ceilings. Gas heating. Dining space. Practical kitchen with gas cooking & great cupboard/bench space. Bathroom with shower, vanity & toilet. Single car garage. Double carport.

RS = Recent sale

UN = Undisclosed Sale

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