



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

12/2 Wallace Street,  
MORWELL 3840

### Indicative selling price

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

**Single price \$275,000**

### Median sale price

Median **House** for **MORWELL** for period **Jun 2018 - May 2019**  
Sourced from **corelogic.com**.

**\$171,500**

### Comparable property sales

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 the most comparable to the property for sale.

**2/17 Davey Street,**  
Morwell 3840      Price **\$210,000** Sold 24  
March 2018

**2A Grant Street,**  
Morwell 3840      Price **\$150,000** Sold 13  
February 2019

**8/1 Hannah Street,**  
Morwell 3840      Price **\$3,840** Sold 15 May  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from **corelogic.com**.

House

### Stockdale & Leggo Morwell

214 Commercial Road,  
Morwell VIC 3840

### Contact agents

 **Jim Demetrios**  
Stockdale & Leggo

(03) 5133 9122  
0419 335 271

[jim.demetrios@stockdaleleggo.com.au](mailto:jim.demetrios@stockdaleleggo.com.au)

**Stockdale  
& Leggo**