

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	7 Catterick St MORWELL 3840	\$145,000	16/04/2018
2	21 Dayble St MORWELL 3840	\$144,500	15/03/2018
3	9 Tulloch St MORWELL 3840	\$143,000	21/03/2018

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 eighteen months.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$159,500
Median House Price
March quarter 2018: \$179,500

Comparable Properties



7 Catterick St MORWELL 3840 (REI)

Agent Comments

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Price: \$145,000
Method: Private Sale
Date: 16/04/2018
Rooms: 3
Property Type: House
Land Size: 635 sqm approx



21 Dayble St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$144,500
Method: Private Sale
Date: 15/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 640 sqm approx



9 Tulloch St MORWELL 3840 (REI)

Agent Comments

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Price: \$143,000
Method: Private Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 561 sqm approx