



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 18 Franklin Street, MORWELL 3840

House



3 beds



1 baths



3 parking

### Indicative selling price

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

## Single price \$195,000

### Median sale price

Median **House** for **Morwell** for period **Sep 2016 - Sep 2017**

Sourced from [realestate.com.au](http://realestate.com.au).

## \$170,000

### 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 Beatrice Street,**  
Morwell 3840

Price **\$250,000** Sold 29 August 2017

**30b Grant Street,**  
Morwell 3840

Price **\$225,000** Sold 25 August 2017

**160 Maryvale Road,**  
Morwell 3840

Price **\$172,000** Sold 19 May 2017

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 [realestate.com.au](http://realestate.com.au).

### Contact agents

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