

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	10 Budge St MORWELL 3840	\$160,000	15/01/2018
2	39 Crinigan Rd MORWELL 3840	\$145,000	10/01/2018
3	42 Donald St MORWELL 3840	\$145,000	04/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$155,000
Median House Price
December quarter 2017: \$175,000

Comparable Properties



10 Budge St MORWELL 3840 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 15/01/2018
Rooms: 4
Property Type: House



39 Crinigan Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$145,000
Method: Private Sale
Date: 10/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



42 Donald St MORWELL 3840 (REI)

Agent Comments



Price: \$145,000
Method: Private Sale
Date: 04/12/2017
Rooms: -
Property Type: House (Res)