

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



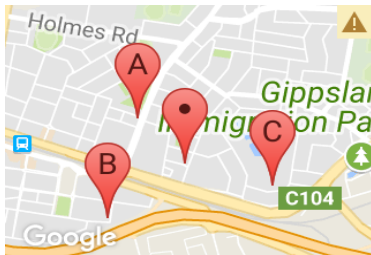
15 BOTANY STREET, MORWELL, VIC 3840  3  1  8

Indicative Selling Price

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

Price Range: **\$240,000 to \$265,000**

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$163,500

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



29 MCDONALD ST, MORWELL, VIC 3840  3  1  2

Sale Price

\$265,000

Sale Date: 12/03/2017

Distance from Property: 441m



20 WILSON ST, MORWELL, VIC 3840  3  1  2

Sale Price

\$250,000

Sale Date: 20/02/2017

Distance from Property: 641m



3/49 SWEETWATER PL, MOE, VIC 3825  3  1  1

Sale Price

\$255,000

Sale Date: 08/03/2017

Distance from Property: 594m



This report has been compiled on 14/08/2017 by Keen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 BOTANY STREET, MORWELL, VIC 3840

Indicative selling price

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

Price Range: \$240,000 to \$265,000

Median sale price

Median price

\$163,500

House

Unit

Suburb

MORWELL

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 MCDONALD ST, MORWELL, VIC 3840	\$265,000	12/03/2017
20 WILSON ST, MORWELL, VIC 3840	\$250,000	20/02/2017
3/49 SWEETWATER PL, MOE, VIC 3825	\$255,000	08/03/2017