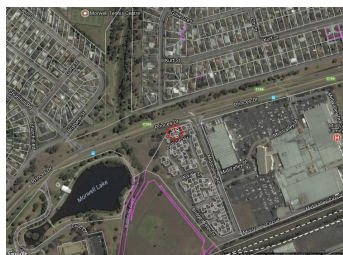




STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 DELL CIRCUIT, MORWELL, VIC 3840

2 1 1

Indicative Selling Price

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

Single Price: \$180,000

Provided by: Brett Thorburn, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (Unit)

\$164,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

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.



70 DELL CCT, MORWELL, VIC 3840

2 1 1

Sale Price

\$157,000

Sale Date: 03/10/2016

Distance from Property: 53m



12 STRATH PL, MORWELL, VIC 3840

2 1 1

Sale Price

\$152,500

Sale Date: 13/08/2016

Distance from Property: 223m



46 DELL CCT, MORWELL, VIC 3840

2 1 1

Sale Price

\$185,000

Sale Date: 26/05/2016

Distance from Property: 46m



This report has been compiled on 26/02/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

50 DELL CIRCUIT, MORWELL, VIC 3840

Indicative selling price

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

Single Price:

\$180,000

Median sale price

Median price

\$164,000

House

X

Unit

--

Suburb

MORWELL

Period

01 January 2017 to 31 December 2017

Source



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
70 DELL CCT, MORWELL, VIC 3840	\$157,000	03/10/2016
12 STRATH PL, MORWELL, VIC 3840	\$152,500	13/08/2016
46 DELL CCT, MORWELL, VIC 3840	\$185,000	26/05/2016