



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**49 Wallace Street,  
MORWELL 3840**

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Single price \$259,000**

### Median sale price

Median **House** for **Morwell** for period **Jul 2016 - Jun 2017**

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

**\$165,000**

### 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.

**28 Wallace Street,**  
Morwell 3840

Price **\$237,000** Sold 16 June 2017

**41 White Street,**  
Morwell 3840


Price **\$225,000** Sold 07 April 2017

**3 Watm or Avenue,**  
Morwell 3840

Price **\$225,000** Sold 08 January 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

 **Debbie Zwierlein**  
Stockdale & Leggo

(03) 5133 9122

0423 083 151

[deb.zwierlein@stockdaleleggo.com.au](mailto:deb.zwierlein@stockdaleleggo.com.au)

**Stockdale  
& Leggo**

**Stockdale & Leggo Morwell**

214 Commercial Road,  
Morwell VIC 3840