

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	12 Grandview Grove, Morwell Vic 3840
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Indicative selling price

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

Single price	\$185,000
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Median sale price

Median price	\$180,000	House	X	Unit		Suburb or locality	Morwell
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

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	61 Hazelwood Rd MORWELL 3840	\$182,000	28/02/2017
2	41 Mclean St MORWELL 3840	\$175,000	03/11/2017
3	40 Hazelwood Rd MORWELL 3840	\$165,000	11/08/2017

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.~~