

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

3 Sherrin Street, Morwell Vic 3840

Indicative selling price

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

Single price \$169,000

Median sale price

Median price \$179,500 House X Unit Suburb or locality Morwell

Period - From 01/01/2018 to 31/03/2018 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	19 Mulcare St MORWELL 3840	\$169,000	02/07/2018
2	5 Williams St MORWELL 3840	\$162,500	10/05/2018
3	44 Mcmillan St MORWELL 3840	\$145,000	12/06/2018

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.



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Rooms:

Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$169,000

Median House Price

March quarter 2018: \$179,500

Comparable Properties



19 Mulcare St MORWELL 3840 (REI)

Agent Comments

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Price: \$169,000

Method: Private Sale

Date: 02/07/2018

Rooms: 4

Property Type: House

Land Size: 687 sqm approx



5 Williams St MORWELL 3840 (REI/VG)

Agent Comments

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Price: \$162,500

Method: Private Sale

Date: 10/05/2018

Rooms: 4

Property Type: House

Land Size: 801 sqm approx



44 Mcmillan St MORWELL 3840 (REI)

Agent Comments

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Price: \$145,000

Method: Private Sale

Date: 12/06/2018

Rooms: -

Property Type: House (Res)