

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

44 Wallace Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$224,900

Median sale price

Median price

\$160,000

House

X

Unit

Suburb or locality

Morwell

Period - From

01/07/2018

to

30/09/2018

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	46 Grant St MORWELL 3840	\$220,000	08/11/2018
2	274 Commercial Rd MORWELL 3840	\$215,000	21/11/2018
3	12 The Boulevard MORWELL 3840	\$210,000	12/11/2018

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.



3 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 668 sqm approx

Agent Comments

Indicative Selling Price

\$224,900

Median House Price

September quarter 2018: \$160,000

Comparable Properties



46 Grant St MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$220,000

Method: Sale

Date: 08/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 886 sqm approx



274 Commercial Rd MORWELL 3840 (REI)

Agent Comments

3 1 2

Price: \$215,000

Method: Private Sale

Date: 21/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 1260 sqm approx



12 The Boulevard MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$210,000

Method: Private Sale

Date: 12/11/2018

Rooms: 4

Property Type: House

Land Size: 730 sqm approx