

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

2/12 Elgin Street, Morwell Vic 3840

Indicative selling price

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

Single price \$191,000

Median sale price

Median price \$166,000 House Unit ☒ Suburb or locality Morwell

Period - From 01/01/2017 to 31/12/2017 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	1/30 Elgin St MORWELL 3840	\$192,000	30/01/2017
2	3/27 Elgin St MORWELL 3840	\$190,000	20/12/2017
3	1/29 Roger St MORWELL 3840	\$180,000	04/05/2017

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.



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$191,000
Median Unit Price
Year ending December 2017: \$166,000

Comparable Properties

1/30 Elgin St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$192,000
Method: Private Sale
Date: 30/01/2017
Rooms: -
Property Type: Unit
Land Size: 158 sqm approx



3/27 Elgin St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 20/12/2017
Rooms: -
Property Type: Unit



1/29 Roger St MORWELL 3840 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 04/05/2017
Rooms: -
Property Type: Unit