

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

18 Green Street, Morwell Vic 3840

Indicative selling price

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

Single price \$165,000

Median sale price

Median price \$178,000 House ☒ Unit ☐ Suburb or locality Morwell

Period - From 01/07/2018 to 30/06/2019 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	9 Hyland St MORWELL 3840	\$175,000	15/03/2019
2	11 Livingstone St MORWELL 3840	\$146,000	13/06/2019
3	2 Olivia St MORWELL 3840	\$137,000	25/07/2019

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.



2 1 1

Rooms:

Property Type: House (Res)

Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price

\$165,000

Median House Price

Year ending June 2019: \$178,000

Comparable Properties



9 Hyland St MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$175,000

Method: Private Sale

Date: 15/03/2019

Rooms: 3

Property Type: House

Land Size: 864 sqm approx



11 Livingstone St MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$146,000

Method: Private Sale

Date: 13/06/2019

Rooms: -

Property Type: House

Land Size: 784 sqm approx



2 Olivia St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$137,000

Method: Private Sale

Date: 25/07/2019

Rooms: 4

Property Type: House

Land Size: 760 sqm approx