

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 Avondale Road, Morwell Vic 3840

Indicative selling price

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

Single price \$159,000

Median sale price

Median price \$187,000

Property Type House

Suburb Morwell

Period - From 01/10/2018

to 30/09/2019

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 18 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	2 Joseph Ct MORWELL 3840	\$155,000	05/07/2019
2	82 Well St MORWELL 3840	\$153,000	27/06/2019
3	393 Princes Dr MORWELL 3840	\$152,000	14/07/2019

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 18 months.~~

This Statement of Information was prepared on:

21/10/2019 16:02



3 bedrooms, 1 bathroom, 1 car

Property Type: House (Previously Occupied - Detached)
Land Size: 760 sqm approx
Agent Comments

Indicative Selling Price
\$159,000

Median House Price
Year ending September 2019: \$187,000

Comparable Properties



2 Joseph Ct MORWELL 3840 (VG)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$155,000
Method: Sale
Date: 05/07/2019
Property Type: House (Res)
Land Size: 636 sqm approx



82 Well St MORWELL 3840 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$153,000
Method: Private Sale
Date: 27/06/2019
Property Type: House (Res)
Land Size: 642 sqm approx



393 Princes Dr MORWELL 3840 (REI/VG)

Agent Comments

3 bedrooms, 2 bathrooms, 3 cars

Price: \$152,000
Method: Private Sale
Date: 14/07/2019
Property Type: House
Land Size: 845 sqm approx