

Statement of Information

Single residential property located outside the Melbourne metropolitan area

| | | | S | ection 47 | AF of | the Estate | Age | nts Act 1980 | |
|----------------------------------------------------------------|---------------------|-----------------|---------|--------------|---------|--------------------------|--------|--------------|--|
| Property offered for s | sale | | | | | | | | |
| Address Including suburb or locality andpostcode | Including suburb or | | | | | | | | |
| Indicative selling price | ce | | | | | | | | |
| For the meaning of this p | orice see con | sumer.vic.gov. | au/und | erquoting | | | | | |
| Single price \$249,000 | | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price \$180,000 House X Unit Subt | | | | | Subui | ourb or locality Morwell | | vell | |
| Period - From 01/04/2017 to 31/03/2018 Source RE | | | | | | :IV | | | |
| Comparable property sales (*Delete A or B below as applicable) | | | | | | | | | |
| A* These are the the eighteen months to the property f | s that the est | | | | | | | | |
| Address of comparable property | | | | | | Price | | Date of sale | |
| 1 | | | 1 | | | | | | |
| 2 | | | | | , | | | | |
| 3 | | | | | | | | | |
| OR | | | | | | | | | |
| B * The estate agen | t or agent's r | epresentative i | reasona | ably believe | es that | fewer than t | hree o | comparable | |

properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



