

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

6 Spring Court, Morwell Vic 3840

Indicative selling price

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

Range between

\$200,000

&

\$220,000

Median sale price

Median price

\$175,000

House

X

Unit

Suburb or locality

Morwell

Period - From

01/10/2017

to

31/12/2017

Source

REIV

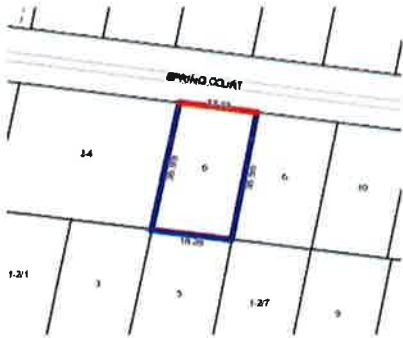
Comparable property sales (*Delete A or B below as applicable)

- 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 33 Kurt St MORWELL 3840	\$222,000	31/01/2018
2 16 Cherry Cr MORWELL 3840	\$205,000	25/09/2017
3 1 Peter St MORWELL 3840	\$200,000	21/11/2017

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: House (Previously Occupied - Detached)
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$200,000 - \$220,000
Median House Price
December quarter 2017: \$175,000

Comparable Properties



33 Kurt St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$222,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House
Land Size: 580 sqm approx



16 Cherry Cr MORWELL 3840 (REI/VG)

Agent Comments



Price: \$205,000
Method: Private Sale
Date: 25/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 656 sqm approx



1 Peter St MORWELL 3840 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 21/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 645 sqm approx