

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 Joy Street, Morwell Vic 3840

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$170,000 House X Unit Suburb or locality Morwell

Period - From 01/04/2018 to 30/06/2018 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	67 Tarwin St MORWELL 3840	\$285,000	09/05/2018
2	8 Franklin St MORWELL 3840	\$269,000	17/04/2018
3	3 Watmor Av MORWELL 3840	\$262,500	24/11/2017

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: 694 sqm approx

Agent Comments

Indicative Selling Price

\$289,000

Median House Price

June quarter 2018: \$170,000

Comparable Properties



67 Tarwin St MORWELL 3840 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 09/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 705 sqm approx



8 Franklin St MORWELL 3840 (VG)

Agent Comments



Price: \$269,000

Method: Sale

Date: 17/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 797 sqm approx



3 Watmor Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$262,500

Method: Private Sale

Date: 24/11/2017

Rooms: 4

Property Type: House

Land Size: 781 sqm approx