

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

4 Robert Street, Morwell Vic 3840

Indicative selling price

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

Single price \$144,500

Median sale price

Median price \$168,000 House ☒ Unit ☐ Suburb or locality Morwell

Period - From 01/10/2018 to 31/12/2018 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	3 Sherrin St MORWELL 3840	\$150,000	27/12/2018
2	68 Crinigan Rd MORWELL 3840	\$145,000	21/12/2018
3	17 Fleming St MORWELL 3840	\$130,000	28/12/2018

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.



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$144,500

Median House Price

December quarter 2018: \$168,000

Comparable Properties



3 Sherrin St MORWELL 3840 (REI/VG)

Agent Comments

4 2 1

Price: \$150,000

Method: Private Sale

Date: 27/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 785 sqm approx



68 Crinigan Rd MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$145,000

Method: Private Sale

Date: 21/12/2018

Rooms: -

Property Type: House

Land Size: 690 sqm approx



17 Fleming St MORWELL 3840 (VG)

Agent Comments

3 - -

Price: \$130,000

Method: Sale

Date: 28/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 597 sqm approx