

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	51 Bridle Road, Morwell Vic 3840
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Indicative selling price

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

Single price	\$295,000
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Median sale price

Median price	\$160,000	House	X	Unit		Suburb or locality	Morwell
Period - From	01/07/2018	to	30/09/2018	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	2 Joanne Ct MORWELL 3840	\$295,000	11/10/2018
2	35 Bridle Rd MORWELL 3840	\$285,000	12/09/2018
3	20 Bunyip Ct MORWELL 3840	\$271,500	24/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$295,000
Median House Price
September quarter 2018: \$160,000

Comparable Properties



2 Joanne Ct MORWELL 3840 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 11/10/2018
Rooms: 4
Property Type: House (Res)
Land Size: 521 sqm approx



35 Bridle Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 12/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 693 sqm approx



20 Bunyip Ct MORWELL 3840 (REI/VG)

Agent Comments



Price: \$271,500
Method: Private Sale
Date: 24/09/2018
Rooms: 4
Property Type: House (Res)
Land Size: 828 sqm approx