

## 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

58 Alamein Street, Morwell Vic 3840

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$175,000

#### Median sale price

Median price \$194,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/01/2019

to

31/03/2019

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 | 9 Hyland St MORWELL 3840       | \$175,000 | 15/03/2019   |
| 2 | 63 Vary St MORWELL 3840        | \$153,000 | 24/04/2019   |
| 3 | 4 Robert St MORWELL 3840       | \$142,000 | 17/04/2019   |

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:** Land  
**Land Size:** 653 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$175,000  
**Median House Price**  
March quarter 2019: \$194,000

## Comparable Properties



**9 Hyland St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$175,000  
**Method:** Private Sale  
**Date:** 15/03/2019  
**Rooms:** 3  
**Property Type:** House  
**Land Size:** 864 sqm approx



**63 Vary St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$153,000  
**Method:** Private Sale  
**Date:** 24/04/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 750 sqm approx



**4 Robert St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$142,000  
**Method:** Private Sale  
**Date:** 17/04/2019  
**Rooms:** -  
**Property Type:** House (Res)