

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 24 Hourigan Road, Morwell Vic 3840**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$160,000

Median sale price

Median price \$179,500

House

X

Unit

Suburb Morwell

Period - From 01/01/2018

to

31/03/2018

Source REIV

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

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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 | | |
| 3 | | |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

24 Hourigan Road, Morwell Vic 3840

RENNIE
PROPERTY SALES

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Indicative Selling Price

\$160,000

Median House Price

March quarter 2018: \$179,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 706 sqm approx

Agent Comments

2 Living zones. Small ensuite to master bedroom. Large block (approx 706m2)
Tenanted at \$240 per week.



Comparable Properties



13 Donald St MORWELL 3840 (REI)



Agent Comments

Price: \$161,000

Method: Private Sale

Date: 27/03/2018

Rooms: -

Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.