

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

132 Mary Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$199,000

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	34 Savige St MORWELL 3840	\$191,000	31/10/2018
2	10 Winifred St MORWELL 3840	\$182,000	22/10/2018
3	16 Mcdonald St MORWELL 3840	\$160,000	30/11/2018

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
\$199,000
Median House Price
September quarter 2018: \$160,000

Comparable Properties



34 Savige St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$191,000
Method: Private Sale
Date: 31/10/2018
Rooms: 4
Property Type: House
Land Size: 785 sqm approx



10 Winifred St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$182,000
Method: Private Sale
Date: 22/10/2018
Rooms: 4
Property Type: House
Land Size: 720 sqm approx



16 McDonald St MORWELL 3840 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 30/11/2018
Rooms: -
Property Type: House (Res)