

# 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

1 Brisbane 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 \$184,500

### Median sale price

Median price \$175,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/10/2017

to

31/12/2017

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	20 The Boulevard MORWELL 3840	\$195,000	23/01/2018
2	12 Grandview Gr MORWELL 3840	\$182,000	13/02/2018
3	3 Williams St MORWELL 3840	\$180,000	06/02/2018

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:** House (Previously Occupied - Detached)

**Land Size:** 660 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$184,500

**Median House Price**

December quarter 2017: \$175,000

## Comparable Properties



**20 The Boulevard MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$195,000

**Method:** Private Sale

**Date:** 23/01/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 760 sqm approx



**12 Grandview Gr MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$182,000

**Method:** Private Sale

**Date:** 13/02/2018

**Rooms:** -

**Property Type:** House (Res)



**3 Williams St MORWELL 3840 (REI)**

**Agent Comments**



**Price:** \$180,000

**Method:** Private Sale

**Date:** 06/02/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 729 sqm approx