

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb and
postcode

146 Vincent Road, Morwell Vic 3840

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$189,500

Median sale price

Median price \$169,500

House

X

Unit

Suburb Morwell

Period - From 01/10/2017

to

30/09/2018

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	15 Denise St MORWELL 3840	\$200,000	06/06/2018
2	3 Olive Dr MORWELL 3840	\$188,000	07/05/2018
3	33 Gillie Cr MORWELL 3840	\$185,000	06/08/2018

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.