

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 andpostcode

7 Giffard Court, Morwell Vic 3840

Indicative selling price

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

Single price

\$290,000

Median sale price

Median price

\$180,000

 House

X

 Unit

 Suburb or locality

Morwell

Period - From

01/01/2017

 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	11 Noonga PI MORWELL 3840	\$295,000	30/10/2017
2	4b The Avenue MORWELL 3840	\$279,000	12/08/2016
3	10 Hewat Ct MORWELL 3840	\$275,000	19/04/2017

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.~~