

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

53 Dell Circuit, Morwell Vic 3840

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

Single price \$155,000

Median sale price

Median price \$168,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/10/2018

to

31/12/2018

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	31 Bridge Water Dr MORWELL 3840	\$160,000	26/10/2017
2	47 Dell Cirt MORWELL 3840	\$155,000	23/07/2018
3	71 Dell Cirt MORWELL 3840	\$150,000	07/11/2018

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.