

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

413 Princes Drive, Morwell Vic 3840

Indicative selling price

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

Single price \$165,000

Median sale price

Median price \$194,000 House ☒ Unit ☐ Suburb or locality Morwell

Period - From 01/01/2019 to 31/03/2019 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	9 Hyland St MORWELL 3840	\$175,000	15/03/2019
2	98 Comans St MORWELL 3840	\$148,000	28/05/2019
3	1 New St MORWELL 3840	\$145,000	25/06/2019

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.



2 1 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$165,000
Median House Price
March quarter 2019: \$194,000

Comparable Properties



9 Hyland St MORWELL 3840 (REI/VG)

Agent Comments

2 1 2

Price: \$175,000
Method: Private Sale
Date: 15/03/2019
Rooms: 3
Property Type: House
Land Size: 864 sqm approx



98 Comans St MORWELL 3840 (REI/VG)

Agent Comments

2 1 -

Price: \$148,000
Method: Private Sale
Date: 28/05/2019
Rooms: -
Property Type: House
Land Size: 746 sqm approx



1 New St MORWELL 3840 (REI)

Agent Comments

2 1 1

Price: \$145,000
Method: Private Sale
Date: 25/06/2019
Rooms: -
Property Type: House (Res)