

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 89 Holmes Road, Morwell Vic 3840

Indicative selling price

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

Range between \$145,000 & \$159,500

Median sale price

Median price \$168,000 House X Unit Suburb 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 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	5 Evans St MORWELL 3840	\$150,000	05/01/2019
2	2 Grant St MORWELL 3840	\$150,000	11/02/2019
3	69 Holmes Rd MORWELL 3840	\$150,000	28/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$145,000 - \$159,500
Median House Price
December quarter 2018: \$168,000

Comparable Properties

5 Evans St MORWELL 3840 (VG)

Agent Comments



Price: \$150,000
Method: Sale
Date: 05/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 584 sqm approx

2 Grant St MORWELL 3840 (VG)

Agent Comments



Price: \$150,000
Method: Sale
Date: 11/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 461 sqm approx



69 Holmes Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 28/11/2018
Rooms: -
Property Type: House
Land Size: 606 sqm approx