



STATEMENT OF INFORMATION

23 VINCENT ROAD, MORWELL, VIC

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 VINCENT ROAD, MORWELL, VIC

3 1 2

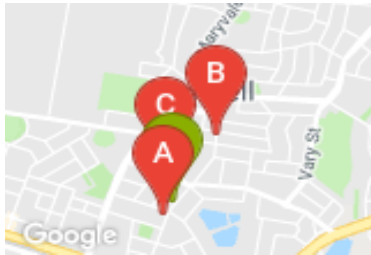
Indicative Selling Price

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

Single Price: **\$155,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$171,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



19 VINCENT RD, MORWELL, VIC 3840

3 1 2

Sale Price

***\$158,000**

Sale Date: 14/06/2018

Distance from Property: 107m



75 VINCENT RD, MORWELL, VIC 3840

3 2 2

Sale Price

\$165,000

Sale Date: 09/05/2018

Distance from Property: 561m



13 DONALD ST, MORWELL, VIC 3840

3 2 2

Sale Price

\$161,000

Sale Date: 23/03/2018

Distance from Property: 265m



This report has been compiled on 17/08/2018 by Danny Edebohls Property Sales. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 VINCENT ROAD, MORWELL, VIC

Indicative selling price

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

Single Price:

\$155,000

Median sale price

Median price

\$171,000

House

☒

Unit

☐

Suburb

MORWELL

Period

01 July 2017 to 30 June 2018

Source

 pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

19 VINCENT RD, MORWELL, VIC 3840	*\$158,000	14/06/2018
75 VINCENT RD, MORWELL, VIC 3840	\$165,000	09/05/2018
13 DONALD ST, MORWELL, VIC 3840	\$161,000	23/03/2018