

### 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	So Boattle Grossert, Met Well Vie de 18				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$55,	\$60,500				
Median sale price	e between \$55,000 & \$60,500  n sale price				
Median price \$156,2	50 House Unit X Suburb or locality Morwell				
Period - From 01/10/	2017 to 30/09/2018 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.

Ad	dress of comparable property	Price	Date of sale
1	23 Dunbar Av MORWELL 3840	\$60,000	15/01/2018
2	7 Evans St MORWELL 3840	\$60,000	04/06/2018
3	61 Hourigan Rd MORWELL 3840	\$57,000	12/05/2018

#### 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.

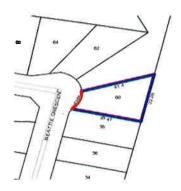
Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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**Indicative Selling Price** \$55,000 - \$60,500 **Median Unit Price** Year ending September 2018: \$156,250

## Comparable Properties



23 Dunbar Av MORWELL 3840 (VG)





Price: \$60.000 Method: Sale Date: 15/01/2018

Rooms: -

Property Type: Land

Land Size: 1054 sqm approx

**Agent Comments** 



7 Evans St MORWELL 3840 (REI/VG)







Price: \$60,000 Method: Private Sale Date: 04/06/2018

Rooms: -

Property Type: Land (Res) Land Size: 619 sqm approx Agent Comments



61 Hourigan Rd MORWELL 3840 (REI/VG)

**2** 





Price: \$57,000 Method: Private Sale Date: 12/05/2018

Rooms: -

Property Type: House (Res) Land Size: 635 sqm approx

Agent Comments

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