

# 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

60 Beattie Crescent, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$55,000 & \$60,500

### Median sale price

Median price \$156,250 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.

Address 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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

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

## Comparable Properties



**23 Dunbar Av MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Sale  
**Date:** 15/01/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 1054 sqm approx



**7 Evans St MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$60,000  
**Method:** Private Sale  
**Date:** 04/06/2018  
**Rooms:** -  
**Property Type:** Land (Res)  
**Land Size:** 619 sqm approx



**61 Hourigan Rd MORWELL 3840 (REI/VG)**

**Agent Comments**



**Price:** \$57,000  
**Method:** Private Sale  
**Date:** 12/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx