

#### 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	69 Holmes Road, Morwell Vic 3840
Including suburb or	, and the second
locality andpostcode	

#### Indicative selling price

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

Single price \$155,000

#### Median sale price

Median price	\$160,000	Hou	ise X	Unit		Suburb or locality	Morwell
Period - From	01/07/2018	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 10 Dunbar Av MORWELL 3840 \$155,000 24/10/2018 2 42 Donald St MORWELL 3840 \$150,000 15/09/2018 3 4 New St MORWELL 3840 \$137,000 18/09/2018

#### OR

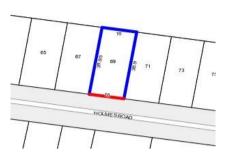
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 606 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$155,000 **Median House Price** September quarter 2018: \$160,000

### Comparable Properties



10 Dunbar Av MORWELL 3840 (REI)





Price: \$155,000

Date: 24/10/2018 Rooms: -

Property Type: House

Method: Private Sale

**Agent Comments** 



42 Donald St MORWELL 3840 (VG)

**-**3





Price: \$150,000 Method: Sale Date: 15/09/2018

Rooms: -

Property Type: House (Res) Land Size: 687 sqm approx Agent Comments



4 New St MORWELL 3840 (REI/VG)





Price: \$137,000 Method: Private Sale Date: 18/09/2018

Rooms: 4

Property Type: House Land Size: 548 sqm approx **Agent Comments** 

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





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