

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

37 Mcmillan Street, Morwell Vic 3840

Indicative selling price

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

Single price \$125,000

Median sale price



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	33 Mcmillan St MORWELL 3840	\$129,000	06/09/2018
2	1a Livingstone St MORWELL 3840	\$128,000	24/10/2018
3	3 Kokoda St MORWELL 3840	\$125,000	16/10/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Indicative Selling Price \$125,000 Median House Price December quarter 2018: \$168,000

Comparable Properties

33 Mcmillan St MORWELL 3840 (REI/VG) 2 1 - Price: \$129,000 Method: Private Sale Date: 06/09/2018 Rooms: - Property Type: House (Res) Land Size: 711 sqm approx	Agent Comments
1a Livingstone St MORWELL 3840 (REI/VG) 1 1 1 1 Price: \$128,000 Method: Private Sale Date: 24/10/2018 Rooms: 3 Property Type: House Land Size: 667 sqm approx	Agent Comments
3 Kokoda St MORWELL 3840 (REI/VG) 2 1 2 - Price: \$125,000 Method: Private Sale Date: 16/10/2018 Rooms: - Property Type: House Land Size: 664 sqm approx	Agent Comments

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