

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

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

Median price \$168,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/10/2018

to

31/12/2018

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	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.



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)

Agent Comments



Price: \$129,000
Method: Private Sale
Date: 06/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 711 sqm approx



1a Livingstone St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$128,000
Method: Private Sale
Date: 24/10/2018
Rooms: 3
Property Type: House
Land Size: 667 sqm approx



3 Kokoda St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$125,000
Method: Private Sale
Date: 16/10/2018
Rooms: -
Property Type: House
Land Size: 664 sqm approx