

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode 55 Tarwin Street, Morwell Vic 3840**Indicative selling price**

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

Single price \$175,000

Median sale price

Median price \$180,000

House

X

Unit

Suburb Morwell

Period - From 01/04/2017

to

31/03/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 5 Phyllis St MORWELL 3840	\$177,000	21/12/2017
2 1 Denise St MORWELL 3840	\$176,000	01/05/2018
3 75 Vincent Rd MORWELL 3840	\$165,000	01/05/2018

OR

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