Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 18 Haywood Street, Morwell Vic 3840 |
|-----------------------|-------------------------------------|
| Including suburb or | |
| locality and postcode | |
| | |

Indicative selling price

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

Median sale price

| Median price | \$176,000 | Pro | perty Type | House | | Suburb | Morwell |
|---------------|------------|-----|------------|-------|--------|--------|---------|
| Period - From | 07/10/2018 | to | 06/10/2019 | | 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 18 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 | 37 Mcmillan St MORWELL 3840 | \$115,000 | 18/07/2019 |
| 2 | 1 Rowell St MORWELL 3840 | \$108,000 | 21/06/2019 |
| 3 | 8 Billingsley Ct MORWELL 3840 | \$105,000 | 29/03/2019 |

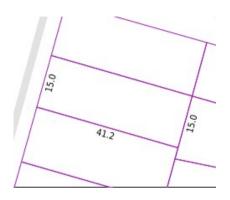
OR

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 18 months.

| This Statement of Information was prepared on: | 07/10/2019 14:38 |
|--|------------------|







Property Type: House (Previously Occupied - Detached) Land Size: 616 sqm approx **Agent Comments**

Indicative Selling Price \$100,000 - \$110,000 **Median House Price** 07/10/2018 - 06/10/2019: \$176,000

Comparable Properties



37 Mcmillan St MORWELL 3840 (REI/VG)

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Price: \$115,000 Method: Private Sale Date: 18/07/2019

Property Type: House (Res) Land Size: 712 sqm approx

Agent Comments



1 Rowell St MORWELL 3840 (REI/VG)







Price: \$108,000 Method: Private Sale Date: 21/06/2019 Property Type: House Land Size: 616 sqm approx Agent Comments



8 Billingsley Ct MORWELL 3840 (REI)





Price: \$105.000 Method: Private Sale Date: 29/03/2019

Property Type: House (Res)

Agent Comments

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



