

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

18 Haywood Street, Morwell Vic 3840

Indicative selling price

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

Range between \$100,000 & \$110,000

Median sale price

Median price \$176,000 Property 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)

Agent Comments



Price: \$115,000
Method: Private Sale
Date: 18/07/2019
Property Type: House (Res)
Land Size: 712 sqm approx



1 Rowell St MORWELL 3840 (REI/VG)

Agent Comments



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



8 Billingsley Ct MORWELL 3840 (REI)

Agent Comments



Price: \$105,000
Method: Private Sale
Date: 29/03/2019
Property Type: House (Res)