

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 New Street, Morwell Vic 3840

Indicative selling price

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

Range between \$145,000

&

\$159,500

Median sale price

Median price \$173,000

House

X

Unit

Suburb Morwell

Period - From 01/04/2018

to

31/03/2019

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 6 Hyland St MORWELL 3840	\$158,000	05/06/2019
2 89 Holmes Rd MORWELL 3840	\$150,000	31/05/2019
3 98 Comans St MORWELL 3840		28/05/2019

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.~~



 2  - 

Rooms:

Property Type: House (Res)

Land Size: 486 sqm approx

Agent Comments

Indicative Selling Price

\$145,000 - \$159,500

Median House Price

Year ending March 2019: \$173,000

Comparable Properties



6 Hyland St MORWELL 3840 (REI)

Agent Comments

 -  -  -

Price: \$158,000

Method: Private Sale

Date: 05/06/2019

Rooms: -

Property Type: House (Res)



89 Holmes Rd MORWELL 3840 (REI)

Agent Comments

 -  -  -

Price: \$150,000

Method: Private Sale

Date: 31/05/2019

Rooms: -

Property Type: House (Res)



98 Comans St MORWELL 3840 (REI)

Agent Comments

 2  1  -

Price:

Method: Private Sale

Date: 28/05/2019

Rooms: -

Property Type: House