

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

1 Oak Court, Morwell Vic 3840

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$273,000

**Median sale price**

Median price \$178,000

Property Type House

Suburb Morwell

Period - From 18/11/2018

to

17/11/2019

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	49 Gabo Way MORWELL 3840	\$275,000	13/08/2019
2	12 Nindoo Dr MORWELL 3840	\$270,000	28/10/2019
3	144 Vincent Rd MORWELL 3840	\$260,000	23/09/2019

**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:

18/11/2019 14:50



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 603 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$273,000

**Median House Price**  
18/11/2018 - 17/11/2019: \$178,000

## Comparable Properties

### 49 Gabo Way MORWELL 3840 (REI/VG)

**Agent Comments**



**Price:** \$275,000  
**Method:** Private Sale  
**Date:** 13/08/2019  
**Property Type:** House (Res)  
**Land Size:** 597 sqm approx



### 12 Nindoo Dr MORWELL 3840 (REI)

**Agent Comments**



**Price:** \$270,000  
**Method:** Private Sale  
**Date:** 28/10/2019  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx



### 144 Vincent Rd MORWELL 3840 (REI/VG)

**Agent Comments**



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 23/09/2019  
**Property Type:** House (Res)  
**Land Size:** 672 sqm approx