

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

31 Langford Street, Morwell Vic 3840

Indicative selling price

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

Single price \$164,500

Median sale price

Median price \$170,000

House

X

Unit

Suburb or locality

Morwell

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	25 Joy St MORWELL 3840	\$165,500	07/06/2018
2	112 Commercial Rd MORWELL 3840	\$162,000	04/06/2018
3	31 Hopetoun Av MORWELL 3840	\$159,000	25/05/2018

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 eighteen months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$164,500
Median House Price
June quarter 2018: \$170,000

Comparable Properties



25 Joy St MORWELL 3840 (REI)

Agent Comments



Price: \$165,500
Method: Private Sale
Date: 07/06/2018
Rooms: 4
Property Type: House
Land Size: 625 sqm approx



112 Commercial Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$162,000
Method: Private Sale
Date: 04/06/2018
Rooms: 4
Property Type: House
Land Size: 582 sqm approx



31 Hopetoun Av MORWELL 3840 (REI)

Agent Comments



Price: \$159,000
Method: Private Sale
Date: 25/05/2018
Rooms: 3
Property Type: House (Res)
Land Size: 748 sqm approx