

## 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

45 Vincent Road, 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 \$179,000

**Median sale price**

Median price \$194,000

House

X

Unit

Suburb or locality Morwell

Period - From 01/01/2019

to

31/03/2019

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 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	31 Porter St MORWELL 3840	\$175,000	24/07/2018
2	38 Butters St MORWELL 3840	\$170,000	21/11/2018
3	44 Dunbar Av MORWELL 3840	\$170,000	31/08/2018

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.~~