

# 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

41 Mclean Street, Morwell Vic 3840

### Indicative selling price

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

Range between \$169,000

&

\$185,900

### Median sale price

Median price \$180,000

House

X

Suburb or locality

Morwell

Period - From 01/01/2017

to

31/03/2017

Source REIV

### Comparable property sales

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
3 Travers St MORWELL 3840	\$178,000	09/06/2016
3 Doherty Av MORWELL 3840	\$176,000	13/01/2016
25 Spry St MORWELL 3840	\$175,000	04/10/2016