

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

84 Elgin Street, Morwell Vic 3840

Indicative selling price

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

Range between

\$185,000

 &

\$195,000

Median sale price

Median price

\$169,500

 House

X

 Unit

 Suburb

Morwell

Period - From

01/10/2017

 to

30/09/2018

 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	6/86 Elgin St MORWELL 3840	\$175,000	23/11/2018
2	2 Mclean St MORWELL 3840	\$175,000	08/09/2018
3	1/17 Elgin St MORWELL 3840	\$173,000	16/08/2018

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.~~