

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

4 Aherin Street, Morwell Vic 3840

Indicative selling price

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

Single price \$195,000

Median sale price

Median price \$175,000 House ☒ Unit ☐ Suburb or locality Morwell

Period - From 01/10/2017 to 31/12/2017 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	5 Watmor Av MORWELL 3840	\$198,500	12/01/2018
2	.2 Jennifer St MORWELL 3840	\$198,000	19/01/2018
3	150 Buckley St MORWELL 3840	\$195,000	19/01/2018

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: House (Previously Occupied - Detached)

Land Size: 463 sqm approx

Agent Comments

Indicative Selling Price

\$195,000

Median House Price

December quarter 2017: \$175,000

Comparable Properties



5 Watmor Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$198,500

Method: Private Sale

Date: 12/01/2018

Rooms: 4

Property Type: House

Land Size: 780 sqm approx



.2 Jennifer St MORWELL 3840 (REI)

Agent Comments



Price: \$198,000

Method: Private Sale

Date: 19/01/2018

Rooms: 4

Property Type: House



150 Buckley St MORWELL 3840 (REI)

Agent Comments



Price: \$195,000

Method: Private Sale

Date: 19/01/2018

Rooms: 4

Property Type: House

Land Size: 726 sqm approx