

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

15 Monash Street, Morwell Vic 3840

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$128,000

Median sale price

Median price \$180,000

House

X

Unit

Suburb Morwell

Period - From 01/01/2017

to

31/12/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within 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	22 Chestnut Av MORWELL 3840	\$135,000	22/02/2018
2	31 Alamein St MORWELL 3840	\$132,000	21/12/2017
3	105 Vary St MORWELL 3840	\$130,000	07/03/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



22 Chestnut Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$135,000

Method: Private Sale

Date: 22/02/2018

Rooms: -

Property Type: House

Land Size: 625 sqm approx



31 Alamein St MORWELL 3840 (REI)

Agent Comments



Price: \$132,000

Method: Private Sale

Date: 21/12/2017

Rooms: 3

Property Type: House



105 Vary St MORWELL 3840 (REI)

Agent Comments



Price: \$130,000

Method: Private Sale

Date: 07/03/2018

Rooms: 3

Property Type: House (Res)

Land Size: 755 sqm approx