

# 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

11 Fleming 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)

Single price

\$195,000

### Median sale price

Median price

\$200,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2020

to

31/03/2020

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 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
1	23 Madden St MORWELL 3840	\$200,000	24/03/2020
2	17 Monash St MORWELL 3840	\$179,000	19/03/2020
3	5 Vincent Rd MORWELL 3840	\$170,000	24/03/2020

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 18 months.~~

This Statement of Information was prepared on:

21/05/2020 17:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$195,000  
**Median House Price**  
March quarter 2020: \$200,000

## Comparable Properties



**23 Madden St MORWELL 3840 (VG)**

Agent Comments



**Price:** \$200,000  
**Method:** Sale  
**Date:** 24/03/2020  
**Property Type:** House (Res)  
**Land Size:** 932 sqm approx



**17 Monash St MORWELL 3840 (VG)**

Agent Comments



**Price:** \$179,000  
**Method:** Sale  
**Date:** 19/03/2020  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx



**5 Vincent Rd MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$170,000  
**Method:** Private Sale  
**Date:** 24/03/2020  
**Property Type:** House  
**Land Size:** 629 sqm approx