

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

16 Mcdonald Street, Morwell Vic 3840

Indicative selling price

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

Range between \$155,000

&

\$170,500

Median sale price

Median price \$179,500

House

X

Unit

Suburb or locality Morwell

Period - From 01/01/2018

to

31/03/2018

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	19 Vincent Rd MORWELL 3840	\$158,000	14/06/2018
2	104 Elgin St MORWELL 3840	\$156,000	15/05/2017
3	16 Mcdonald St MORWELL 3840	\$115,000	10/08/2009

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.~~