

## 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

3/27 Elgin 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

\$199,500

**Median sale price**

Median price

\$180,000

House

X

Unit

Suburb or locality

Morwell

Period - From

01/07/2017

to

30/09/2017

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 | 8/2 Wallace St MORWELL 3840    | \$194,000 | 10/12/2016   |
| 2 | 1/30 Elgin St MORWELL 3840     | \$192,000 | 30/01/2017   |
| 3 | 5/21 Ann St MORWELL 3840       | \$188,000 | 09/12/2016   |

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.~~