

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

23 Madden Street, Morwell Vic 3840

Indicative selling price

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

Range between \$200,000 & \$210,000

Median sale price

Median price \$180,000 Property Type House Suburb Morwell

Period - From 21/10/2018 to 20/10/2019 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	46 Grant St MORWELL 3840	\$220,000	08/11/2018
2	274 Commercial Rd MORWELL 3840	\$215,000	21/11/2018
3			

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.~~

This Statement of Information was prepared on: 21/10/2019 16:28



Property Type: House (Res)

Land Size: 932 sqm approx

Agent Comments

Comparable Properties



46 Grant St MORWELL 3840 (VG)

Agent Comments



Price: \$220,000

Method: Sale

Date: 08/11/2018

Property Type: House (Res)

Land Size: 886 sqm approx



274 Commercial Rd MORWELL 3840 (REI/VG) Agent Comments



Price: \$215,000

Method: Private Sale

Date: 21/11/2018

Rooms: 4

Property Type: House (Res)

Land Size: 1260 sqm approx

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.