

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

7/86 Elgin St, Morwell

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$145,000

&

\$155,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$138,000

*House

*Unit

X

Suburb
or locality

Morwell

Period - From

Oct 2017

to

Dec 2018

Source

realestate.com.au

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 1/33 Elgin St, Morwell	\$138,000	11 Aug 2017
2 1/9-11 Kerrie St, Morwell	\$235,000	18 Dec 2017
3 2/43 Mclean St, Morwell	\$132,500	21 Dec 2017

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.