

## 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

9 Davey 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 \$248,000

#### Median sale price

Median price \$160,000 House ☒ Unit ☐ Suburb or locality Morwell

Period - From 01/07/2018 to 30/09/2018 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	45 The Avenue MORWELL 3840	\$240,000	20/05/2017
2	1/9 Kerrie St MORWELL 3840	\$235,000	18/12/2017
3	17 Latrobe Rd MORWELL 3840	\$220,000	16/05/2018

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.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 882 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$248,000  
**Median House Price**  
September quarter 2018: \$160,000

## Comparable Properties

### 45 The Avenue MORWELL 3840 (VG)

Agent Comments



**Price:** \$240,000  
**Method:** Sale  
**Date:** 20/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1403 sqm approx



### 1/9 Kerrie St MORWELL 3840 (REI)

Agent Comments



**Price:** \$235,000  
**Method:** Private Sale  
**Date:** 18/12/2017  
**Rooms:** 3  
**Property Type:** House



### 17 Latrobe Rd MORWELL 3840 (VG)

Agent Comments



**Price:** \$220,000  
**Method:** Sale  
**Date:** 16/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 669 sqm approx