## 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

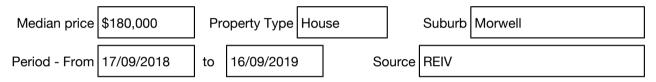
39 Langford Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see cons	sumer.vic.gov.au/underquoting
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Single price \$285,000

#### Median sale price



### 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	33 Waratah Dr MORWELL 3840	\$285,000	03/06/2019
2	12 Birch Ct MORWELL 3840	\$280,000	12/04/2019
3	48 Bellarine Cirt MORWELL 3840	\$275,000	03/04/2019

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.

This Statement of Information was prepared on:

16/09/2019



#### KW PROPERTY SALES & RENTAL





Property Type: House (Previously Occupied - Detached) Land Size: 790 sqm approx Agent Comments Chris Davis 03 5133 7777 0418 594 460 chrisd@kwproperty.com.au

Indicative Selling Price \$285,000 Median House Price 17/09/2018 - 16/09/2019: \$180,000

# **Comparable Properties**

33 Waratah Dr MORWELL 3840 (REI/VG) 3 2 2 2 Price: \$285,000 Method: Private Sale Date: 03/06/2019 Rooms: 4 Property Type: House (Res) Land Size: 583 sqm approx	Agent Comments
12 Birch Ct MORWELL 3840 (REI/VG) 4 2 2 2 Price: \$280,000 Method: Private Sale Date: 12/04/2019 Property Type: House (Res) Land Size: 644 sqm approx	Agent Comments
48 Bellarine Cirt MORWELL 3840 (REI/VG) → 3 → 1 → 6 Price: \$275,000 Method: Private Sale Date: 03/04/2019 Property Type: House	Agent Comments

Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634

Land Size: 753 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.