

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode

84 Elgin Street, Morwell Vic 3840

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$160,000 & \$170,000

Median sale priceMedian price \$173,000 House Unit Suburb Morwell

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	52 Wallace St MORWELL 3840	\$175,000	28/11/2018
2	12 Madden St MORWELL 3840	\$166,500	22/11/2018
3	4 Winifred St MORWELL 3840	\$160,000	16/02/2019

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~