

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

1 Nindoo Drive, Morwell Vic 3840

Indicative selling price

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

Single price

\$298,000

Median sale price

Median price

\$170,000

 House

X

 Unit

 Suburb or locality

Morwell

Period - From

01/04/2018

 to

30/06/2018

 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	5 Beatrice Ct MORWELL 3840	\$295,000	12/01/2018
2	6 Patricia St MORWELL 3840	\$295,000	18/07/2017
3	11 Noonga PI MORWELL 3840	\$295,000	30/10/2017

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 eighteen months.~~