

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

2/9 Elgin Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$159,000

Median sale price

Median price

\$162,000

Property Type

Unit

Suburb

Morwell

Period - From

16/09/2018

to

15/09/2019

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	2/3 James St MORWELL 3840	\$162,000	26/06/2019
2	7/22-24 Ann St MORWELL 3840	\$161,000	28/05/2019
3			

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.~~

This Statement of Information was prepared on:

16/09/2019

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Indicative Selling Price
\$159,000

Median Unit Price

16/09/2018 - 15/09/2019: \$162,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/3 James St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$162,000

Method: Private Sale

Date: 26/06/2019

Property Type: Unit



7/22-24 Ann St MORWELL 3840 (REI/VG)

Agent Comments

2 1 1

Price: \$161,000

Method: Private Sale

Date: 28/05/2019

Property Type: Unit

Land Size: 248 sqm approx

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.