

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

45 Dell Circuit, Morwell Vic 3840

Indicative selling price

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

Single price

\$159,900

Median sale price

Median price

\$169,500

 House

X

 Unit

 Suburb

Morwell

Period - From

01/01/2018

 to

31/12/2018

 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	50 Dell Cirt MORWELL 3840	\$170,000	11/09/2018
2	47 Dell Cirt MORWELL 3840	\$155,000	23/07/2018
3	71 Dell Cirt MORWELL 3840	\$150,000	07/11/2018

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.~~