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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: 4 Gabo Way, Morwell Vic 3840

**Indicative selling price**

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

Single price: \$315,000

**Median sale price**

Median price: \$169,500    House: X    Unit:    Suburb: Morwell  
 Period - From: 01/10/2017    to: 30/09/2018    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		
2		
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.

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**Indicative Selling Price**

\$315,000

**Median House Price**

Year ending September 2018: \$169,500



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 629 sqm approx

Agent Comments

## Comparable Properties



14 Nindoo Dr MORWELL 3840 (REI/VG)

Agent Comments



**Price:** \$324,000

**Method:** Private Sale

**Date:** 27/08/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 746 sqm approx

134 Bridle Rd MORWELL 3840 (VG)

Agent Comments



**Price:** \$311,000

**Method:** Sale

**Date:** 30/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1414 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.