

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House   Unit  Suburb or locality   
 Period - From  to  Source

**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	132 Mary St MORWELL 3840	\$180,000	11/01/2019
2	5 Phyllis St MORWELL 3840	\$177,000	21/12/2017
3	17 Dayble St MORWELL 3840	\$175,000	16/10/2018

**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.

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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 647 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$178,000  
**Median House Price**  
Year ending December 2018: \$169,500

## Comparable Properties



**132 Mary St MORWELL 3840 (REI/VG)**

**Agent Comments**

3   1   4

**Price:** \$180,000  
**Method:** Private Sale  
**Date:** 11/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 961 sqm approx



**5 Phyllis St MORWELL 3840 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$177,000  
**Method:** Private Sale  
**Date:** 21/12/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 557 sqm approx

**17 Dayble St MORWELL 3840 (VG)**

**Agent Comments**

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**Price:** \$175,000  
**Method:** Sale  
**Date:** 16/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 654 sqm approx