

## 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

40 Hopetoun Avenue, Morwell Vic 3840

## Indicative selling price

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

Range between

\$189,000

&amp;

\$207,900

## Median sale price

Median price

\$194,000

House

X

Unit

Suburb

Morwell

Period - From

01/01/2019

to

31/03/2019

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	13 Latrobe Rd MORWELL 3840	\$208,000	08/05/2019
2	9 Roger St MORWELL 3840	\$187,000	17/05/2019
3	102 Maryvale Rd MORWELL 3840	\$180,000	22/02/2019

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.~~