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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Section 4/AF of the Estate Agents Act 190
Property offered for sale
Address Including suburb and postcode 4 Laburnum Street, Morwell Vic 3840
Indicative selling price
For the meaning of this price see consumer.vic.gov.au/underquoting
Range between \$165,000 & \$180,000
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
1 146 Vincent Rd MORWELL 3840 \$175,000 14/01/2019
2 176 Maryvale Rd MORWELL 3840 \$173,000 27/02/2019
3 38 Butters St MORWELL 3840 \$170,000 21/11/2018
OR  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.





Account - KW Property Sales & Rental | P: 03 5133 7777 | F: 03 5134 3634