

## 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

1 Rowell Street, Morwell Vic 3840

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

Single price \$112,500

**Median sale price**

Median price \$173,000 House  Unit  Suburb or locality Morwell

Period - From 01/04/2018 to 31/03/2019 Source REIV

**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	20 Hunt St MORWELL 3840	\$110,000	07/03/2019
2	8 Billingsley Ct MORWELL 3840	\$105,000	29/03/2019
3	23 Evans St MORWELL 3840	\$100,000	01/03/2019

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.~~