

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

35 Hopetoun Avenue, Morwell Vic 3840

Indicative selling price

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

Single price

\$90,000

Median sale price

Median price

\$173,000

House

X

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	2 Willow Ct MORWELL 3840	\$95,000	14/08/2018
2	68 Crinigan Rd MORWELL 3840	\$95,000	26/06/2018
3	3 Langford St MORWELL 3840	\$85,000	21/03/2019

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.

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Indicative Selling Price
\$90,000

Median House Price
Year ending March 2019: \$173,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 736 sqm approx
Agent Comments

Comparable Properties

2 Willow Ct MORWELL 3840 (VG)

Agent Comments



Price: \$95,000
Method: Sale
Date: 14/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 720 sqm approx

68 Crinigan Rd MORWELL 3840 (VG)

Agent Comments



Price: \$95,000
Method: Sale
Date: 26/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



3 Langford St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$85,000
Method: Private Sale
Date: 21/03/2019
Rooms: -
Property Type: Land (Res)
Land Size: 791 sqm approx