

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

39 Hourigan Road, Morwell Vic 3840

Indicative selling price

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

Single price \$139,000

Median sale price

Median price \$180,000

Property Type House

Suburb Morwell

Period - From 17/09/2018

to 16/09/2019

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 18 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	59 Comans St MORWELL 3840	\$145,000	14/05/2019
2	4 Angus St MORWELL 3840	\$142,000	14/06/2019
3	59 Savige St MORWELL 3840	\$135,000	14/05/2019

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 18 months.~~

This Statement of Information was prepared on:

17/09/2019 14:51

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Property Type: House - Terrace
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$139,000

Median House Price
17/09/2018 - 16/09/2019: \$180,000

Comparable Properties



59 Comans St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$145,000
Method: Private Sale
Date: 14/05/2019
Rooms: 4
Property Type: House
Land Size: 689 sqm approx



4 Angus St MORWELL 3840 (REI)

Agent Comments

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Price: \$142,000
Method: Private Sale
Date: 14/06/2019
Rooms: 4
Property Type: House (Res)
Land Size: 652 sqm approx



59 Savige St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$135,000
Method: Private Sale
Date: 14/05/2019
Property Type: House
Land Size: 638 sqm approx