

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	12 Phyllis Street, Morwell Vic 3840
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**Indicative selling price**

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

Single price	\$296,500
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**Median sale price**

Median price	\$200,000	Property Type	House	Suburb	Morwell
Period - From	01/01/2020	to	31/03/2020	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	16 Mcdonald St MORWELL 3840	\$285,000	11/12/2019
2	116 Mary St MORWELL 3840	\$282,000	28/02/2020
3	39 Langford St MORWELL 3840	\$275,000	10/03/2020

**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: 14/05/2020 07:14