

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address  
Including suburb and  
postcode

98 Comans 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 \$159,900

**Median sale price**

Median price \$169,500 House  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 12 Madden St MORWELL 3840	\$166,500	22/11/2018
2 22 Chestnut Av MORWELL 3840	\$157,000	13/11/2018
3 106 Elgin St MORWELL 3840	\$150,500	18/02/2019

**OR**

**B\*** ~~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.~~