

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 KOKODA STREET, MORWELL, VIC 3840  2  1  1

Indicative Selling Price

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

Price Range: \$119,000 to \$130,000

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$169,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



4 SYDNEY ST, MORWELL, VIC 3840

 2  1  1

Sale Price

***\$124,000**

Sale Date: 02/02/2018

Distance from Property: 145m



7 MONASH ST, MORWELL, VIC 3840

 2  1  1

Sale Price

***\$116,000**

Sale Date: 08/01/2018

Distance from Property: 416m



31 ALAMEIN ST, MORWELL, VIC 3840

 2  1  -

Sale Price

***\$132,000**

Sale Date: 21/12/2017

Distance from Property: 321m



This report has been compiled on 20/02/2018 by Keen Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 KOKODA STREET, MORWELL, VIC 3840

Indicative selling price

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

Price Range: \$119,000 to \$130,000

Median sale price

Median price

\$169,000

House

X

Unit

Suburb

MORWELL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
4 SYDNEY ST, MORWELL, VIC 3840	*\$124,000	02/02/2018
7 MONASH ST, MORWELL, VIC 3840	*\$116,000	08/01/2018
31 ALAMEIN ST, MORWELL, VIC 3840	*\$132,000	21/12/2017