

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 JOSEPH COURT, MORWELL, VIC 3840

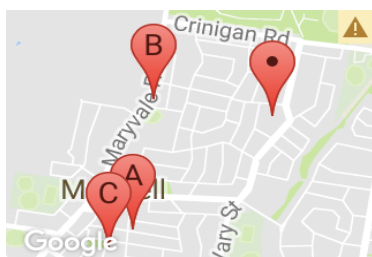
 4  2  2

Indicative Selling Price

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

Price Range: \$181,000 to \$199,000

MEDIAN SALE PRICE



MORWELL, VIC, 3840

Suburb Median Sale Price (House)

\$170,000

01 April 2017 to 31 March 2018

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.



112 VINCENT RD, MORWELL, VIC 3840

 4  1  2

Sale Price

****\$220,000**

Sale Date: 01/06/2018

Distance from Property: 1.2km



152 MARYVALE RD, MORWELL, VIC 3840

 4  1  1

Sale Price

***\$215,000**

Sale Date: 19/12/2017

Distance from Property: 784m



1/6 BARRY ST, MORWELL, VIC 3840

 4  1  1

Sale Price

\$198,000

Sale Date: 07/12/2017

Distance from Property: 1.4km



This report has been compiled on 02/06/2018 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

4 JOSEPH COURT, MORWELL, VIC 3840

Indicative selling price

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

Price Range:

\$181,000 to \$199,000

Median sale price

Median price

\$170,000

House

X

Unit

Suburb

MORWELL

Period

01 April 2017 to 31 March 2018

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
112 VINCENT RD, MORWELL, VIC 3840	**\$220,000	01/06/2018
152 MARYVALE RD, MORWELL, VIC 3840	*\$215,000	19/12/2017
1/6 BARRY ST, MORWELL, VIC 3840	\$198,000	07/12/2017