

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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 eighteen 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	34 Wallace St MORWELL 3840	\$285,000	17/12/2021
2			
3			

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 eighteen months.

This Statement of Information was prepared on:



Property Type: House (Res)
Land Size: 456 sqm approx
Agent Comments

Indicative Selling Price
\$299,000
Median House Price
Year ending December 2021: \$286,000

Comparable Properties



34 Wallace St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 17/12/2021
Property Type: House
Land Size: 579 sqm approx

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 eighteen months.