

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 or locality and postcode

14 Evans Street, MORWELL, VIC, 3840

Indicative selling price

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

Single price \$ 145,000 or range between \$ & \$

Median sale price

Median price \$ 166,500 House Unit Suburb or locality MORWELL

Period - From 01/12/2018 to 01/12/2019 Source APM PriceFinder

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
23 SAVIGE STREET, MORWELL VIC 3840	\$ 90,500	14/11/2018
28 BRIDLE ROAD, MORWELL VIC 3840	\$ 143,000	01/09/2018
71 HOURIGAN ROAD, MORWELL VIC 3840	\$ 105,000	23/10/2017