

# 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	30 Hourigan Road, 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 \$129,900

### Median sale price

Median price	\$195,000	Property Type	House	Suburb	Morwell
Period - From	01/10/2019	to	31/12/2019	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	7 Kathleen St MORWELL 3840	\$132,500	07/11/2019
2	8 Dunbar Av MORWELL 3840	\$131,000	09/11/2019
3	1 Hare St MORWELL 3840	\$130,000	08/10/2019

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.~~

This Statement of Information was prepared on: 04/02/2020 18:01