

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 81 Holmes Road, MORWELL 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$99,000**

### Median sale price

Median **land** for **MORWELL** for period **Sep 2018 - Aug 2019**  
Sourced from **corelogic.com**.

**\$125,000**

### 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 the most comparable to the property for sale.

<b>69 Church Street,</b> Morwell 3840	Price <b>\$97,500</b> Sold 13 July 2019
<b>24 Hoyle Street,</b> Morwell 3840	Price <b>\$94,000</b> Sold 19 July 2018
<b>3 Langford Street,</b> Morwell 3840	Price <b>\$85,000</b> Sold 06 April 2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [corelogic.com](http://corelogic.com).

land

### Stockdale & Leggo Morwell

214 Commercial Road,  
Morwell VIC 3840

### Contact agents

 **Jim Demetrios**  
Stockdale & Leggo

(03) 5133 9122  
0419 335 271

[jim.demetrios@stockdaleleggo.com.au](mailto:jim.demetrios@stockdaleleggo.com.au)

**Stockdale  
& Leggo**