Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	99 Crinigan Road, Morwell Vic 3840
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$267,000

Median sale price

Median price \$275,000	Pro	pperty Type H	louse		Suburb	Morwell
Period - From 01/07/2021	to	30/09/2021	So	ource	REIV	

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 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
1	16 Vasey St MORWELL 3840	\$287,000	04/11/2021
2	14 Sherrin St MORWELL 3840	\$280,000	08/11/2021
3	62 Mcmillan St MORWELL 3840	\$273,000	08/11/2021

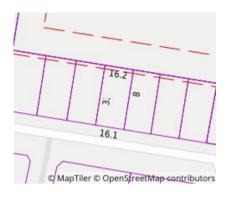
OR

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 18 months.

This Statement of Information was prepared on:	16/12/2021 15:35









Indicative Selling Price \$267,000 **Median House Price** September quarter 2021: \$275,000

Comparable Properties



16 Vasey St MORWELL 3840 (REI/VG)

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Price: \$287,000 Method: Private Sale Date: 04/11/2021 Property Type: House Land Size: 626 sqm approx **Agent Comments**



14 Sherrin St MORWELL 3840 (REI/VG)







Price: \$280,000 Method: Private Sale Date: 08/11/2021 Property Type: House Land Size: 729 sqm approx Agent Comments



62 Mcmillan St MORWELL 3840 (REI/VG)

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Price: \$273.000 Method: Private Sale Date: 08/11/2021 Property Type: House Land Size: 687 sqm approx Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



