

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

3 Jennifer Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Morwell

Period - From

01/10/2021

to

31/12/2021

Source

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	29 Angus St MORWELL 3840	\$330,000	31/01/2022
2	2 Jennifer St MORWELL 3840	\$330,000	16/12/2021
3	5 Latrobe Rd MORWELL 3840	\$324,000	24/02/2022

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:

31/03/2022 10:19



Property Type: House (Res)

Land Size: 588 sqm approx

Agent Comments

Comparable Properties



29 Angus St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 31/01/2022

Property Type: House

Land Size: 728 sqm approx



2 Jennifer St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 16/12/2021

Property Type: House

Land Size: 707 sqm approx



5 Latrobe Rd MORWELL 3840 (REI/VG)

Agent Comments



Price: \$324,000

Method: Private Sale

Date: 24/02/2022

Property Type: House

Land Size: 675 sqm approx