

# 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 47 Junier Street, Morwell Vic 3840  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$259,000

### Median sale price

Median price \$380,000 Property Type House Suburb Morwell

Period - From 01/07/2024 to 30/09/2024 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	75 Crinigan Rd MORWELL 3840	\$265,000	25/10/2024
2	2 Savige St MORWELL 3840	\$265,000	16/10/2024
3	45 Hourigan Rd MORWELL 3840	\$255,000	24/09/2024

**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: 11/12/2024 14:17

47 Junier Street, Morwell Vic 3840



Matt Hamilton  
03 51337777  
0472 545 557

matthewh@fncentralkw.com.au

**Indicative Selling Price**

\$259,000

**Median House Price**

September quarter 2024: \$380,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 637 sqm approx

Agent Comments

## Comparable Properties



**75 Crinigan Rd MORWELL 3840 (REI)**

Agent Comments



**Price:** \$265,000

**Method:** Private Sale

**Date:** 25/10/2024

**Property Type:** House

**Land Size:** 524 sqm approx



**2 Savige St MORWELL 3840 (REI)**

Agent Comments



**Price:** \$265,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** House



**45 Hourigan Rd MORWELL 3840 (REI/VG)**

Agent Comments



**Price:** \$255,000

**Method:** Private Sale

**Date:** 24/09/2024

**Property Type:** House

**Land Size:** 645 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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