

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

36 Junier Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$315,000

Median sale price

Median price

\$275,000

Property Type

House

Suburb

Morwell

Period - From

01/07/2021

to

30/09/2021

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	63 Alamein St MORWELL 3840	\$300,000	17/11/2021
2	22 Porter St MORWELL 3840	\$295,000	15/10/2021
3	14 Sherrin St MORWELL 3840	\$280,000	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:

06/12/2021 15:08



Property Type: House (Previously Occupied - Detached)
Land Size: 670 sqm approx
Agent Comments

Indicative Selling Price
\$315,000
Median House Price
September quarter 2021: \$275,000

Comparable Properties



63 Alamein St MORWELL 3840 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 664 sqm approx



22 Porter St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 631 sqm approx



14 Sherrin St MORWELL 3840 (REI)

Agent Comments



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