Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$280,000

Property offered for sale

Address	36 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

Single price \$315,000

14 Sherrin St MORWELL 3840

Median sale price

Median price	\$275,000	Pro	perty 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.

Α	ddress 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

OR

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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



08/11/2021











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)

— 3





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



22 Porter St MORWELL 3840 (REI/VG)

— 3



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



14 Sherrin St MORWELL 3840 (REI)





a.

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

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





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