

# 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

2 Oak Court, Morwell Vic 3840

### Indicative selling price

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

Single price

\$350,000

### Median sale price

Median price

\$390,250

Property Type

House

Suburb

Morwell

Period - From

01/04/2022

to

30/06/2022

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	9 Urbahns Cr MORWELL 3840	\$325,000	05/05/2022
2	4 Kerrie St MORWELL 3840	\$325,000	06/05/2022
3	3 Jennifer St MORWELL 3840	\$320,000	12/04/2022

**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:

20/07/2022 12:33



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 562 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$350,000  
**Median House Price**  
June quarter 2022: \$390,250

## Comparable Properties

### 9 Urbahns Cr MORWELL 3840 (VG)

Agent Comments



**Price:** \$325,000  
**Method:** Sale  
**Date:** 05/05/2022  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx



### 4 Kerrie St MORWELL 3840 (REI)

Agent Comments



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 06/05/2022  
**Property Type:** House  
**Land Size:** 549 sqm approx

### 3 Jennifer St MORWELL 3840 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 12/04/2022  
**Property Type:** House (Res)  
**Land Size:** 588 sqm approx

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