

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

\$308,000

Median sale price

Median price

\$255,000

Property Type

House

Suburb

Morwell

Period - From

01/01/2021

to

31/03/2021

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	58 Latrobe Rd MORWELL 3840	\$295,000	28/05/2021
2	441 Princes Dr MORWELL 3840	\$299,000	30/04/2021
3	42 Grant St MORWELL 3840	\$325,000	09/04/2021

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:

24/06/2021 13:50

3 Jennifer Street, Morwell Vic 3840

RENNIE
PROPERTY SALES

Sandra Rennie

03 51337900

0403622733

sandra@renniepropertysales.com.au

Indicative Selling Price

\$308,000

Median House Price

March quarter 2021: \$255,000



3 bedrooms, 1 bathroom, 1 car

Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



58 Latrobe Rd MORWELL 3840 (REI)

Agent Comments

3 bedrooms, 1 bathroom, 1 car

Price: \$295,000

Method: Private Sale

Date: 28/05/2021

Property Type: House

Land Size: 631 sqm approx



441 Princes Dr MORWELL 3840 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$299,000

Method: Private Sale

Date: 30/04/2021

Property Type: House

Land Size: 733 sqm approx



42 Grant St MORWELL 3840 (REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 2 cars

Price: \$325,000

Method: Private Sale

Date: 09/04/2021

Property Type: House

Land Size: 922 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.