

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

40 Junier Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$189,500

Median sale price

Median price

\$180,000

Property Type

House

Suburb

Morwell

Period - From

16/09/2018

to

15/09/2019

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	14 Chapel St MORWELL 3840	\$189,000	30/07/2019
2	9 Roger St MORWELL 3840	\$187,000	17/05/2019
3	40 Donald St MORWELL 3840	\$185,000	13/05/2019

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:

16/09/2019

Frank Palermo

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Indicative Selling Price

\$189,500

Median House Price

16/09/2018 - 15/09/2019: \$180,000



3 1 0

Property Type: House

Land Size: 680 sqm approx

Agent Comments

Comparable Properties



14 Chapel St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$189,000

Method: Private Sale

Date: 30/07/2019

Property Type: House

Land Size: 644 sqm approx

9 Roger St MORWELL 3840 (REI/VG)

Agent Comments

3 1 2

Price: \$187,000

Method: Private Sale

Date: 17/05/2019

Property Type: House (Res)

Land Size: 635 sqm approx



40 Donald St MORWELL 3840 (REI/VG)

Agent Comments

3 1 1

Price: \$185,000

Method: Private Sale

Date: 13/05/2019

Property Type: House

Land Size: 723 sqm approx