

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 54 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

Range between \$349,990 & \$359,990

Median sale price

Median price \$340,000 Property Type House Suburb Morwell

Period - From 01/01/2023 to 31/12/2023 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	50 Alamein St MORWELL 3840	\$365,000	22/01/2024
2	27 Junier St MORWELL 3840	\$365,000	12/12/2022
3	30 Collins St MORWELL 3840	\$351,000	11/01/2024

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: 06/02/2024 11:00

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Indicative Selling Price

\$349,990 - \$359,990

Median House Price

Year ending December 2023: \$340,000



 4  1  1

Rooms: 5

Property Type: House

Land Size: 640 sqm approx

Agent Comments

Comparable Properties



50 Alamein St MORWELL 3840 (REI)

Agent Comments

 3  1  2

Price: \$365,000

Method: Private Sale

Date: 22/01/2024

Property Type: House

Land Size: 658 sqm approx

27 Junier St MORWELL 3840 (VG)

Agent Comments

 2  -  -

Price: \$365,000

Method: Sale

Date: 12/12/2022

Property Type: House (Res)

Land Size: 627 sqm approx



30 Collins St MORWELL 3840 (REI)

Agent Comments

 3  1  -

Price: \$351,000

Method: Private Sale

Date: 11/01/2024

Property Type: House

Land Size: 597 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634