Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 19 Butters Street, Morwell Vic 3840

Indicative selling price

For the meaning	of this price see	consumer.vic.go	v.au/underquo	ting		
Single price	e \$279,000					
Median sale p	rice					
Madian price	¢225.000	Broporty Typo	House	Suburb	Monual	

Median price	\$335,000	Pro	operty Type	House			Suburb	Morwell
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8 Park Av MORWELL 3840	\$275,000	29/08/2023
2	3 Kokoda St MORWELL 3840	\$265,000	17/05/2023
3	3 Rowell St MORWELL 3840	\$263,000	16/11/2023

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:

20/11/2023 14:07



19 Butters Street, Morwell Vic 3840

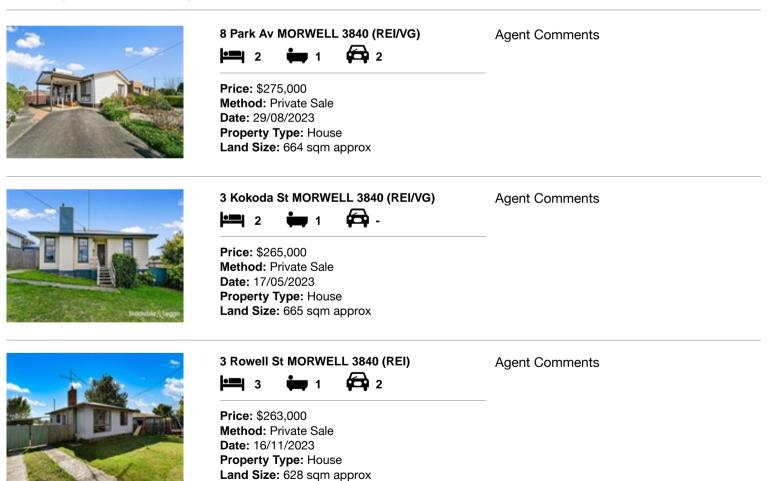


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Property Type: House (Previously Occupied - Detached) Land Size: 621 sqm approx Agent Comments Matt Hamilton 03 51337777 0472 545 557 matthewh@fncentralkw.com.au

Indicative Selling Price \$279,000 Median House Price September quarter 2023: \$335,000

Comparable Properties



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





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