

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

19 Butters Street, Morwell Vic 3840

Indicative selling price

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

Single price \$279,000

Median sale price

Median price \$335,000

Property Type House

Suburb Morwell

Period - From 01/07/2023

to 30/09/2023

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



8 Park Av MORWELL 3840 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 29/08/2023

Property Type: House

Land Size: 664 sqm approx



3 Kokoda St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 17/05/2023

Property Type: House

Land Size: 665 sqm approx



3 Rowell St MORWELL 3840 (REI)

Agent Comments



Price: \$263,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 628 sqm approx