Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	23 Butters 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

Single price \$320,000

Median sale price

Median price	\$335,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	6a Crinigan Rd MORWELL 3840	\$320,000	12/07/2023
2	6 Fraser St MORWELL 3840	\$315,000	05/09/2023
3	22 Hourigan Rd MORWELL 3840	\$315,000	27/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/12/2023 10:35





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Indicative Selling Price \$320,000 **Median House Price** September quarter 2023: \$335,000





Property Type: House Land Size: 866 sqm approx **Agent Comments**

Comparable Properties



6a Crinigan Rd MORWELL 3840 (REI/VG)

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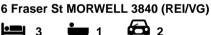




Price: \$320,000 Method: Private Sale Date: 12/07/2023 Property Type: House Land Size: 633 sqm approx







Price: \$315,000 Method: Private Sale Date: 05/09/2023 Property Type: House Land Size: 538 sqm approx Agent Comments

Agent Comments



22 Hourigan Rd MORWELL 3840 (REI/VG)





Price: \$315.000 Method: Private Sale Date: 27/07/2023 Property Type: House Land Size: 706 sqm approx Agent Comments

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



