

# 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

23 Butters Street, Morwell Vic 3840

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$320,000

### 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	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 comparable properties 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

23 Butters Street, Morwell Vic 3840



Matt Hamilton

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**Indicative Selling Price**

\$320,000

**Median House Price**

September quarter 2023: \$335,000



3 1 0

**Property Type:** House

**Land Size:** 866 sqm approx

**Agent Comments**

## Comparable Properties



**6a Crinigan Rd MORWELL 3840 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 12/07/2023

**Property Type:** House

**Land Size:** 633 sqm approx



**6 Fraser St MORWELL 3840 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$315,000

**Method:** Private Sale

**Date:** 05/09/2023

**Property Type:** House

**Land Size:** 538 sqm approx



**22 Hourigan Rd MORWELL 3840 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$315,000

**Method:** Private Sale

**Date:** 27/07/2023

**Property Type:** House

**Land Size:** 706 sqm approx

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



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