

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 and
postcode

1 BUTTERS STREET MORWELL VIC 3840

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$255,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$326,500

Property type

House

Suburb

Morwell

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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

109 VARY STREET MORWELL VIC 3840	\$250,000	13-Dec-22
58 ALAMEIN STREET MORWELL VIC 3840	\$260,000	31-Mar-23
26 LIVINGSTONE STREET MORWELL VIC 3840	\$280,000	25-Mar-22

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: 09 May 2023



109 VARY STREET MORWELL VIC 3840

Sold Price

\$250,000

Sold Date

13-Dec-22

2

1

2

Distance

0.69km



58 ALAMEIN STREET MORWELL VIC 3840

Sold Price

^{RS} **\$260,000**

Sold Date

31-Mar-23

2

1

2

Distance

0.89km



26 LIVINGSTONE STREET MORWELL VIC 3840

Sold Price

\$280,000

Sold Date

25-Mar-22

2

1

2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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