

## 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

48 Butters Street, Morwell Vic 3840

### Indicative selling price

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

Single price \$135,000

### Median sale price

Median price \$179,000

Property Type House

Suburb Morwell

Period - From 25/03/2019

to 24/03/2020

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	36 Dunbar Av MORWELL 3840	\$147,000	24/01/2020
2	53 Vincent Rd MORWELL 3840	\$140,000	21/11/2019
3	42 Dunbar Av MORWELL 3840	\$137,000	09/12/2019

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:

25/03/2020 14:53

48 Butters Street, Morwell Vic 3840

**RENNIE**  
PROPERTY SALES

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**Indicative Selling Price**

\$135,000

**Median House Price**

25/03/2019 - 24/03/2020: \$179,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 602 sqm approx

**Agent Comments**

## Comparable Properties



**36 Dunbar Av MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$147,000

**Method:** Sale

**Date:** 24/01/2020

**Property Type:** House (Res)

**Land Size:** 607 sqm approx



**53 Vincent Rd MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$140,000

**Method:** Sale

**Date:** 21/11/2019

**Property Type:** House (Res)

**Land Size:** 810 sqm approx



**42 Dunbar Av MORWELL 3840 (VG)**

**Agent Comments**



**Price:** \$137,000

**Method:** Sale

**Date:** 09/12/2019

**Property Type:** House (Res)

**Land Size:** 649 sqm approx