

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

29 Butters Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$292,500

Property Type

House

Suburb

Morwell

Period - From

01/04/2021

to

30/06/2021

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	3 Angus St MORWELL 3840	\$295,000	16/09/2021
2	15 Butters St MORWELL 3840	\$272,000	23/08/2021
3	152 Vincent Rd MORWELL 3840	\$265,000	17/09/2021

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:

23/09/2021 12:27



Rooms: 3
Property Type: House
Land Size: 675.665 sqm approx
Agent Comments

Indicative Selling Price
\$285,000
Median House Price
June quarter 2021: \$292,500

Comparable Properties



3 Angus St MORWELL 3840 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 16/09/2021
Property Type: House
Land Size: 688 sqm approx



15 Butters St MORWELL 3840 (REI/VG)

Agent Comments



Price: \$272,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 768 sqm approx



152 Vincent Rd MORWELL 3840 (REI)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 17/09/2021
Property Type: House
Land Size: 649 sqm approx