

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 SHERRIN 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

\$240,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Morwell

Period-from

01 Jul 2023

to

30 Jun 2024

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

37 BUTTERS STREET MORWELL VIC 3840	\$235,000	14-Dec-23
1 BUTTERS STREET MORWELL VIC 3840	\$248,000	15-May-23
97 CHURCH STREET MORWELL VIC 3840	\$245,000	04-Mar-24

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: 11 July 2024



37 BUTTERS STREET MORWELL VIC 3840

Sold Price **\$235,000** Sold Date **14-Dec-23**

2 1 1

Distance **0.07km**



1 BUTTERS STREET MORWELL VIC 3840

Sold Price **\$248,000** Sold Date **15-May-23**

2 1 1

Distance **0.37km**



97 CHURCH STREET MORWELL VIC 3840

Sold Price **\$245,000** Sold Date **04-Mar-24**

2 1 1

Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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