

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

4 Butters Street, Morwell Vic 3840

Indicative selling price

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

Single price

\$139,000

Median sale price

Median price

\$218,500

Property Type

House

Suburb

Morwell

Period - From

01/10/2020

to

31/12/2020

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	117 Comans St MORWELL 3840	\$140,000	14/12/2020
2	48 Butters St MORWELL 3840	\$128,000	20/08/2020
3	19 Vary St MORWELL 3840	\$127,500	12/01/2021

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:

29/03/2021 17:24



Property Type:
Agent Comments

Indicative Selling Price

\$139,000

Median House Price

December quarter 2020: \$218,500

Comparable Properties



117 Comans St MORWELL 3840 (VG)

Agent Comments



Price: \$140,000

Method: Sale

Date: 14/12/2020

Property Type: House (Res)

Land Size: 686 sqm approx



48 Butters St MORWELL 3840 (VG)

Agent Comments



Price: \$128,000

Method: Sale

Date: 20/08/2020

Property Type: House (Res)

Land Size: 602 sqm approx



19 Vary St MORWELL 3840 (VG)

Agent Comments



Price: \$127,500

Method: Sale

Date: 12/01/2021

Property Type: House (Res)

Land Size: 901 sqm approx