

LICENSED ESTATE AGENT ABN 18 006 654 806 PTY. LTD.

189 MAIN STREET STAWELL 3380 • P.O. BOX 60 STAWELL 3380

PHONE (03) 5358 1300 • FAX (03) 5358 3433 • MOBILE 0418 541 300

www.monaghansrealestate.com

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

									9
Property offered for sale									
Address Including suburb or locality and postcode	34 CODDS FLAT ROAD, STAWELL								
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single									
price	\$385,000	or range between \$					&	\$	
Median sale price									
(*Delete house or unit as applicable)									
Median price	\$185,000	*Hou	use X	*Unit	t		Subu	or STAWELL	
Period - From	JUL 2018	to	UL 2019			Source	RP DA	TA	
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							\$		
2							\$		
3							\$		
OR									1

**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.

