<u>Monaghan's</u>

R E A L E S T A T E 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

## Property offered for sale

Address

Including suburb or 61 SHARPLEY AVENUE, STAWELL locality and postcode

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable) Single

price	\$189,000	or range between		\$ \$		&	\$	
Median sale price	appliaghta)							
(*Delete house or unit as	applicable)							
Median price	\$ 185,000 *	House	e X	*Unit		Suburb or locality	STAWELL	
Period - From	JUL 2018 to	o JUI	L 2019		Source	RP DATA		

## 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 20 JENNINGS STREET, STAWELL	\$ 180,000.00	25/03/2019
2 43 SHARPLEY AVENUE, STAWELL	\$ 180,000.00	01/06/2018
3 18 DALTON STREET, STAWELL	\$ 177,500.00	25/09/2018

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.

