# 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

2 Walker Street Stawell VIC 3380

### Indicative selling price

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

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$190,000	Prope	erty type		House	Suburb	Stawell
Period-from	01 Sep 2018	to	31 Aug 2	2019	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
57 Smith Street Stawell VIC 3380	\$232,000	23-May-19
112 Napier Street Stawell VIC 3380	\$215,000	17-May-18
104 Cooper Street Stawell VIC 3380	\$225,000	10-Sep-18

OR

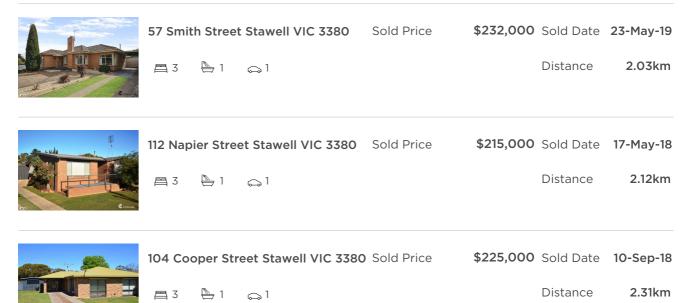
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

#### This Statement of Information was prepared on: 14 September 2019

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RS = Recent sale UN = Undisclosed Sale

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