

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

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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 30 WILLIAM STREET, STAWELL locality and postcode				
Indicative selling p	rice			
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single				
price	\$399,000	or range between \$	&	\$
Median sale price				
(*Delete house or unit as applicable)				
Median price	\$ 195,000	*House X *Unit	Suburb or locality	L
Period - From	MAR 2018	to MAR 2019 Sour	rce 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 3 DUKE STREET, S	TAWELL	\$ 410,000.00	29/01/2019	
2 38 – 40 FISHER STF	REET, STAWEL	\$ 393,000.00	16/03/2018	
3 8 HOLMES COURT, STAWELL OR			\$ 390,000.00	20/12/2017

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.

