

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

66 Wimmera Street, Stawell 3380

Indicative selling price

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

Single price \$* or range between \$275,000 & \$295,000

Median sale price

Median price \$195,000 Property type *House* Suburb *Stawell*

Period - From 01/09/2019 to 30/09/2020 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
13 Sharpley Avenue, Stawell 3380	\$265,000	28/02/2020
100 Longfield Street, Stawell 3380	\$270,000	08/07/2020
27 Cypress Street, Stawell 3380	\$280,000	26/04/2020

This Statement of Information was prepared on: 02/09/2020