

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 locality and postcode

14 Sharpley Avenue, Stawell 3380

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$195,000 or range between \$* & \$

Median sale price

Median price \$187,500 *House *Unit Suburb or locality Stawell 3380

Period - From June 2018 to June 2019 Source Core Logic

Comparable property sales

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
11 Conway Street, Stawell 3380	\$213,000	21/11/2018
10 O'Regan Street, Stawell 3380	\$222,000	05/02/2019
31 Barnes Street, Stawell 3380	\$192,500	10/10/2018