<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

5 DAWSON STREET, STAWELL

## Indicative selling price

Including suburb or locality and postcode

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

price	\$* 249,000	or range between	\$	&	\$	
Median sale price						
(*Delete house or unit as applicable)						
Median price	\$190,000 *H	ouse X *Unit	Suburb or locality			
Period - From	AUG 2017 to	AUG 2018	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.

Price	Date of sale	
\$		
\$		
\$		
	\$	

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.

