

## 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

35 SMITH STREET, STAWELL

### Indicative selling price

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

price

\$129,000

or range between \$

&

\$

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$195,000

\*House

X

\*Unit

Suburb  
or  
locality

STAWELL

Period - From

JUN 2018

to

JUN 2019

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.

#### Address of comparable property

#### Price

#### Date of sale

1	62 DAWSON STREET, STAWELL	\$ 130,000.00	23/04/2019
2	43 SMITH STREET, STAWELL	\$ 127,000.00	15/03/2019
3	64 WAKEHAM STREET, STAWELL	\$ 132,500.00	01/03/2019

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.~~