

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

23 Mahnke 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 \$235,000 & \$258,000

Median sale price

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

Period - From 01/09/2019 to 31/08/2020 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
46 Wakenham Street, Stawell 3380	\$241,000	13/11/2019
25 Dacey Street, Stawell 3380	\$245,000	10/03/2020
22 Walker Street, Stawell 3380	\$270,000	17/12/2019

This Statement of Information was prepared on: 24/09/2020