



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

73 Napier 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 \$229,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$191,000

*House

*Unit

Suburb or locality Stawell

Period - From 1 Oct ,2017 to 1 Oct, 2018

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
2 Magdala Court, Stawell	\$220,000	25/05/2018
112 Napier Street, Stawell	\$215,000	17/05/2017
3 Magdala Court, Stawell	\$240,000	28/02/2018

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.~~