

# 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

70 Seaby Street, Stawell 3380

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$89,000

or range between \$\*

&

\$

### Median sale price

Median price \$190,000

\*House

X

\*Unit

Suburb  
or locality

Stawell

Period - From

April 2017

to

April 2018

Source

CoreLogic

### 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
23 Clifton Avenue, Stawell 3380	\$115,000	17/01/2018
29 Napier Street, Stawell 3380	\$110,000	23/10/2017
3 Rosemary Street, Stawell 3380	\$95,0000	16/08/2017