

## 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

32 Byrne 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

\$99,000

or range between

\$\*

&

\$

#### Median sale price

Median price

\$187,750

\*House

X

\*Unit

Suburb  
or locality

Stawell

Period - From

July 2017

to

July 2018

Source

CoreLogic

#### Comparable property sales

\* Due to the nature of the property the agent reasonably believes that fewer than 3 comparable properties have been listed/sold within a five-kilometre radius in the last 18 months.