

# 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

48 Smith 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

\$

or range between

\$200,000

&

\$220,000

### Median sale price

Median price

\$200,000

\*House

X

\*Unit

Suburb  
or locality

Stawell

Period - From

Dec 2017

to

Dec 2018

Source

Core Logic

### 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
104 Cooper Street, Stawell 3380	\$225,000	10/09/2018
81 Longfield Street, Stawell 3380	\$212,000	20/09/2018
8 Stone Street, Stawell 3380	\$240,000	15/06/2018