



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

1 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 \$125,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$192,000

*House ☒

*Unit ☐

Suburb
or locality Stawell

Period - From 1 Oct ,2017 to 22 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
23 Clifton Avenue, Stawell	\$115,000	17/01/2018
29 Napier Street, Stawell	\$110,000	29/10/2017
40 Leslie Street, Stawell	\$130,000	22/02/2018

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.~~