

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

38 Cooper Street Stawell VIC 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

\$355,000

or range between

&

Median sale price

Median price

\$340,250

Property type

House

Suburb

Stawell

Period - From

01.10.2021

to

30.09.2022

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
7 Johnson Street Stawell VIC 3380	\$345,000	22.06.2022
30 Darcy Street Stawell VIC 3380	\$350,000	22-06-2022
42 Smith Street Stawell VIC 3380	\$350,000	13.09.2022

This Statement of Information was prepared on: 16.09.2022