



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

19 Woods 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 \$129,500

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$192,250

*House ☒

*Unit ☐

Suburb
or locality Stawell

Period - From 1 Jan 2018

to 2 Jan 2019

Source REA Group

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
1 Mahnke Street, Stawell, Vic, 3380	\$120,000	20/11/2018
12 Holt Street, Stawell, Vic, 3380	\$118,500	15/09/2018
23 Clifton Avenue, Stawell, Vic, 3380	\$115,000	17/01/2018

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.~~