

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

46 Houston 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 \$* or range between \$375,000 & \$395,000

Median sale price

Median price \$250,000

Property type House

Suburb Stawell

Period - From 01/10/2020

to

30/09/2021

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
2 Wimmera Street, Stawell 3380	\$365,000	02/11/2020
9 Hewett Street, Stawell 3380	\$392,000	09/02/2021
51 Sloane Street, Stawell 3380	\$400,000	11/08/2021

This Statement of Information was prepared on: 14/10/2021