

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 and
postcode

8A Byrne 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

or range
between

\$265,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$266,500

Property type

Flats

Suburb

Stawell

Period-from

01 Mar 2019

to

29 Feb 2020

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

31 Darlington Road Stawell VIC 3380	\$315,000	14-Jan-20
28 Cypress Street Stawell VIC 3380	\$315,000	28-Mar-19
59 Grant Street Stawell VIC 3380	\$292,000	05-Jul-19

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.~~

This Statement of Information was prepared on: 16 March 2020

**Real Estate**

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**31 Darlington Road Stawell VIC 3380**

Sold Price

\$315,000

Sold Date

14-Jan-20

5



2



2

Distance

0.5km**28 Cypress Street Stawell VIC 3380**

Sold Price

Sold Date

28-Mar-19

4



2



2

Distance

1.34km**59 Grant Street Stawell VIC 3380**

Sold Price

\$292,000

Sold Date

05-Jul-19

5



2



3

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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