

## 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

38 – 40 FISHER STREET, STAWELL

#### 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

\$420,000.00

&

\$429,000.00

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$219,000

\*House

X

\*Unit

Suburb  
or locality

STAWELL

Period - From

JAN 2016

to

DEC 2016

Source

REA DATA

#### 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 52 FISHER STREET, STAWELL	\$425,000.00	28/02/2017
2 3 DUKE STREET, STAWELL	\$370,000.00	13/12/2017
3 35 – 37 COOPER STREET, STAWELL	\$450,000.00	17/06/2016

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.~~