



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**34 Napier Street,  
STAWELL 3380**

House



3 beds



1 baths

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$140,000 - \$154,000**

### Median sale price

Median **House** for **STAWELL** for period **Apr 2018 - Mar 2019**

Sourced from **Core Logic**.

**\$190,000**

### Comparable property sales

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 the most comparable to the property for sale.

**62 Wimmera Street,  
Stawell 3380**

**Price \$140,000** Sold 15  
October 2018

**3 Childe Street,  
Stawell 3380**

**Price \$147,500** Sold 21  
August 2018

**49 Patrick Street,  
Stawell 3380**

**Price \$150,000** Sold 28  
August 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

#### Elders Real Estate Ararat

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#### Contact agents



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