

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

3 Little Cooper Lane, 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

\$240,000

or range between

\$*

&

\$

Median sale price

Median price

\$350,000

Property type

House

Suburb

Stawell

Period - From

01/01/2022

to

31/12/2022

Source

CoreLogic

Comparable property sales

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

32 Warren Street, Stawell Vic 3380	\$210,000	01/09/2022
13 Houston Street, Stawell Vic 3380	\$222,500	25/07/2022
41 Main Street, Stawell Vic 3380	\$215,000	19/10/2022

This Statement of Information was prepared on:

25/01/2023