

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

61 DARLINGTON ROAD 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Stawell

Period-from

01 Jan 2022

to

31 Dec 2022

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

13 HOUSTON STREET STAWELL VIC 3380	\$222,500	25-Jul-22
34 GERTRUDE STREET STAWELL VIC 3380	\$230,000	10-Oct-22
13 DOYLE STREET STAWELL VIC 3380	\$225,000	27-Apr-22

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: 31 January 2023



**13 HOUSTON STREET STAWELL
VIC 3380**

3 1 1

Sold Price

\$222,500

Sold Date

25-Jul-22

Distance

1.19km



**34 GERTRUDE STREET STAWELL
VIC 3380**

3 1 1

Sold Price

\$230,000

Sold Date

10-Oct-22

Distance

0.99km



**13 DOYLE STREET STAWELL VIC
3380**

3 1 1

Sold Price

\$225,000

Sold Date

27-Apr-22

Distance

2.14km

RS = Recent sale

UN = Undisclosed Sale

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