

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

25 Walker Street, Stawell 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

\$345,000

or range between

\$

&

\$

Median sale price

Median price

\$239,000

Property type

House

Suburb

Stawell

Period - From

01/06/2020

to

31/05/2021

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
57 Sharpley Aveune, Stawell 3380	\$335,000	23/12/2020
28 Cypress Street, Stawell 3380	\$340,000	14/10/2020
11 Jennings Street, Stawell 3380	\$348,500	03/12/2020

This Statement of Information was prepared on: 07/06/2021