

# 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

48 Smith Street Stawell VIC 3380

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$325,000

or range between

&

### Median sale price

Median price

\$325,000

Property type

House

Suburb

Stawell

Period - From

01-10-2021

to

30-09-2022

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
42 Smith Street Stawell VIC 3380	\$350,000	13-09-2022
7 Johnson Street Stawell VIC 3380	\$345,000	22-06-2022
3 Luke Street Stawell VIC 3380	\$320,000	15-06-2022

This Statement of Information was prepared on:

05-10-2022