

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

36 Lilian 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 \$* or range between \$280,000 & \$295,000

Median sale price

Median price \$187,500 Property type House Suburb Stawell

Period - From 01/05/2018 to 30/04/2019 Source Core logic

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 Little Rickard Street, Stawell 3380	\$265,000	17/05/2018
3 Crerar Street, Stawell 3380	\$290,000	16/04/2019
32 Main Street, Stawell 3380	\$292,500	14/12/2018

This Statement of Information was prepared on: 16/09/2019