

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

26 GRIFFITHS STREET, STAWELL

Indicative selling price

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

Single price

\$172,500

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

X

*Unit

Suburb
or locality

STAWELL

Period - From

MARCH 2018

to

MARCH 2019

Source

REA DATA

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
1 5 JONES STREET, STAWELL	\$165,000.00	25/01/2019
2 6 MAUD STREET, STAWELL	\$160,000.00	15/03/2019
3 43 CLIFTON AVE, STAWELL	\$170,000.00	03/12/2018

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.~~