

LICENSED ESTATE AGENT ABN 18 006 654 806 PTY. LTD.

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www.monaghansrealestate.com

Statement of Information

Property offered for sale

2 5 GRANT STREET, STAWELL

OR

3 NAPIER STREET, STAWELL

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

\$ 155,000.00

\$ 152,500.00

Address Including suburb or locality and postcode	23 CHURCH 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	ince see consum	iei.vic	,.gov.au/u 1	iilaeiqaoti	19 (Delete 3		or range as	applicable) Single	
рпос	\$	or range between \$ 135,000			35,000		&	\$ 139,000		
Median sale price										
(*Delete house or unit as applicable)										
Median price						1	Occlesions			
	\$ 190,000	*Ыо.	, a a	*! lo:+			Suburb			
	\$ 190,000	*House X *Unit				or locality				
Period - From	APRIL 2017	to APRIL 2018 Source				Source	RP DATA	RP 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 63 SHARPLEY AVENUE, STAWELL							\$ 140,	000.00	29/03/2018	
							1			

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.



21/07/2017

29/03/2018