

## 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

5 CROLL 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

\$\*

or range between

\$90,000

&

\$95,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$185,000

\*House

X

\*Unit

Suburb  
or  
locality

STAWELL

Period - From

MAR 2017

to

MAR 2018

Source

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 16 WARREN STREET, STAWELL    | \$95,000.00 | 05/02/2018   |
| 2 20 WARREN STREET, STAWELL    | \$90,000.00 | 17/10/2017   |
| 3 13 WARREN STREET, STAWELL    | \$90,000.00 | 27/04/2017   |

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.~~