



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

13 Little Rickard 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 \$265,000 & \$275,000

Median sale price

(*Delete house or unit as applicable)

Median price \$185,000

*House ☒

*Unit ☐

Suburb
or locality Stawell

Period - From 1 March ,2017 to 26 March, 2018

Source REA Group

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
16 Marjory Brown Close, Stawell, 3380	\$280,000	4/11/2017
87 Longfield Street, Stawell, 3380	\$285,000	28/10/2017
12 Fisher Street, Stawell, 3380	\$274,000	28/07/2017

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.~~