

# 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

33 Fisher Street Stawell VIC 3380

### Indicative selling price

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

Single price \$\* or range between \$330,000 & \$350,000

### Median sale price

Median price \$263,500 Property type House Suburb Stawell

Period - From 01/01/2021 to 31/12/2021 Source Corelogic

### Comparable property sales

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
43 Wimmera Street Stawell VIC 3380	\$349,000	29/10/2021
36 Barnes Street Stawell VIC 3380	\$380,000	20/11/2021
72 Patrick Street Stawell VIC 3380	\$340,000	11/08/2021

This Statement of Information was prepared on: 07/01/2022