

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

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## Statement of Information

В\*

## 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	12A LITTLE BYRNE 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			\$215,000		&	\$220,000		
Median sale price										
*Delete house or unit as applicable)										
Median price	\$200,000 *House *Unit				Х		Suburb or STAWELL locality			
Period - From	SEP 2016	2016 to SEP 2017				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							\$			
2							\$			
3					_		\$			
OR									<u>L</u>	

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.

