<u>Monaghan's</u>

R E A L E S T A T E LICENSED ESTATE AGENT ABN 18 006 654 806 PTY. LTD. 189 MAIN STREET STAWELL 3380 • P.O. BOX 60 STAWELL 3380 PHONE (03) 5358 1300 • FAX (03) 5358 3433 • MOBILE 0418 541 300 www.monaghansrealestate.com

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

81 LONGFIELD STREET, STAWELL

Indicative selling price

Including suburb or

locality and postcode

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single

price	\$* 225,000		or range	e betwee	en \$			&	\$
Median sale price									
(*Delete house or unit as	applicable)								
Median price	\$ 190,000 *	*Hous	se X	*Unit	t		Suburb or locality	STAWELL	
Period - From	AUG 2017 t	to AL	JG 2018	5		Source	RP DATA	۱.	

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 61 DARCY STREET, STAWELL	\$ 215,000	31/10/2017
2 18 SHARPLEY AVENUE, STAWELL	\$ 220,000	10/11/2017
3 1 ELIZABETH STREET, STAWELL	\$ 210,000	14/06/2017

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.

