

Monaghan's

REAL ESTATE

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
Including suburb or locality and postcode

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit
Suburb or locality
Period - From to Source

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 28 SHARPLEY AVENUE, STAWELL	\$ 219,000.00	10/02/2017
2 61 DARCY STREET, STAWELL	\$ 215,000.00	31/10/2016
3 72 BARNES STREET, STAWELL	\$ 215,000.00	16/09/2016

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.