Statement of Information

Single residential property located outside the Melbourne metropolitan area Section 47AF of the *Estate Agents Act 1980*



Property offered for sale Street: 31 Airly Road Suburb: STRATFORD State: VIC Postcode: 3862 Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price: \$ 649,000.00 OR Median sale price Median price: \$ 476,500 Property type: three bedroom home Suburb: STRATFORD VIC 3862 to: 30 / 10 / 2024 Period -From: 31/10/2023 Source: Real Estate.com Comparable property sales (*Delete A or B below as applicable) three preperties cold within five kilemetres of the preperty for cale in agent or agent's representative considers to be most comparable to the property for sale. Address of comparable property Date of Sale Price 1 2 \$ 3 \$

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.

This Statement of Information was prepared on: 30 October 2024