

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

lot 43 Blackburn Street, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$365,000

Median sale price

Median price \$322,500

Property Type House

Suburb Stratford

Period - From 01/07/2018

to 30/06/2019

Source REIV

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	10 Neilson Ct STRATFORD 3862	\$400,000	16/08/2019
2	28 Killeen St STRATFORD 3862	\$400,000	13/07/2019
3	14 Wattlebird St STRATFORD 3862	\$390,000	05/04/2019

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:

20/09/2019 11:28

Chris Morrison

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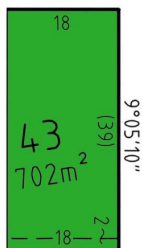
cjmorrison@chalmer.com.au

Indicative Selling Price

\$365,000

Median House Price

Year ending June 2019: \$322,500



Property Type: Land

Land Size: 702 sqm approx

Agent Comments

Comparable Properties



10 Neilson Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 16/08/2019

Rooms: 9

Property Type: House

Land Size: 871 sqm approx



28 Killeen St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 13/07/2019

Rooms: 9

Property Type: House

Land Size: 787 sqm approx



14 Wattlebird St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 05/04/2019

Rooms: 9

Property Type: House

Land Size: 808 sqm approx