

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

Indicative selling price

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

Single price

Median sale price*

Median price Property Type Suburb

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	1 Mountainview Dr STRATFORD 3862	\$395,000	20/09/2019
2	33 Dixon St STRATFORD 3862	\$385,000	29/08/2019
3	53 Wyndham St STRATFORD 3862	\$365,000	04/10/2019

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:

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 5420 sqm approx
Agent Comments

Indicative Selling Price
\$387,000
No median price available

Comparable Properties



1 Mountainview Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 20/09/2019
Rooms: 8
Property Type: House
Land Size: 1399 sqm approx



33 Dixon St STRATFORD 3862 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 29/08/2019
Rooms: 8
Property Type: House
Land Size: 1350 sqm approx



53 Wyndham St STRATFORD 3862 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 04/10/2019
Rooms: 7
Property Type: House