Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	177 Newton Drive, Stratford Vic 3862
Including suburb or	
Including suburb or locality and postcode	

Indicative selling price

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

Single price	\$825,000

Median sale price

Median price	\$520,000	Pro	perty Type	House		Suburb	Stratford
Period - From	01/10/2022	to	30/09/2023		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	112 Gooch Rd STRATFORD 3862	\$860,000	21/12/2022
2	98 Heath Rd STRATFORD 3862	\$840,000	02/06/2023
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 eighteen months.

This Statement of Information was prepared on:	09/11/2023 12:08



Date of sale



Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

> Indicative Selling Price \$825,000

Median House Price Year ending September 2023: \$520,000

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Property Type: House **Land Size:** 33600 sqm approx

Agent Comments



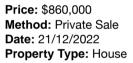
Comparable Properties

112 Gooch Rd STRATFORD 3862 (REI/VG)

-3



Agent Comments



Land Size: 40000 sqm approx



98 Heath Rd STRATFORD 3862 (REI/VG)







Price: \$840,000 Method: Private Sale Date: 02/06/2023 Property Type: House

Land Size: 40000 sqm approx

Agent Comments

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 eighteen months.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



