

# 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

177 Newton Drive, Stratford Vic 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$825,000

### Median sale price

Median price

\$520,000

Property 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	Price	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

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**Indicative Selling Price**

\$825,000

**Median House Price**

Year ending September 2023: \$520,000



5 3 4

**Property Type:** House

**Land Size:** 33600 sqm approx

**Agent Comments**

## Comparable Properties



**112 Gooch Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**

3 2 8

**Price:** \$860,000

**Method:** Private Sale

**Date:** 21/12/2022

**Property Type:** House

**Land Size:** 40000 sqm approx



**98 Heath Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**

4 2 3

**Price:** \$840,000

**Method:** Private Sale

**Date:** 02/06/2023

**Property Type:** House

**Land Size:** 40000 sqm approx

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