

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

4 Mountainview Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$324,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2019

to

31/12/2019

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	1 Mountainview Dr STRATFORD 3862	\$395,000	20/09/2019
2	16a Princes Hwy STRATFORD 3862	\$336,500	23/09/2019
3	24 Jones St STRATFORD 3862	\$320,000	24/01/2019

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:

04/03/2020 16:29

4 Mountainview Drive, Stratford Vic 3862

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$325,000

Median House Price

December quarter 2019: \$324,000



3 -

Property Type: House (Res)

Land Size: 819 sqm approx

Agent Comments

Comparable Properties



1 Mountainview Dr STRATFORD 3862 (REI/VG) Agent Comments

3 2 5

Price: \$395,000

Method: Private Sale

Date: 20/09/2019

Rooms: 8

Property Type: House

Land Size: 1399 sqm approx



16a Princes Hwy STRATFORD 3862 (REI) Agent Comments

3 2 3

Price: \$336,500

Method: Private Sale

Date: 23/09/2019

Rooms: 7

Property Type: House



24 Jones St STRATFORD 3862 (REI/VG) Agent Comments

3 2 2

Price: \$320,000

Method: Private Sale

Date: 24/01/2019

Rooms: 6

Property Type: House

Land Size: 1003 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.