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	4 Mountainview Drive, Stratford Vic 3862
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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

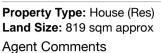




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Indicative Selling Price \$325,000

Median House Price December quarter 2019: \$324,000





Comparable Properties

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

— 3

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

Agent Comments



Price: \$336,500 Method: Private Sale Date: 23/09/2019

Rooms: 7

Property Type: House



24 Jones St STRATFORD 3862 (REI/VG)

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



