

# 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

7 Mitchell Road, Stratford Vic 3862

### Indicative selling price

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

Single price \$410,000

### 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	7 Ducret Ct STRATFORD 3862	\$410,000	05/08/2019
2	lot 45 Mitchell Rd STRATFORD 3862	\$403,000	26/02/2020
3	10 Neilson Ct STRATFORD 3862	\$400,000	16/08/2019

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:

25/06/2020 17:05

\* 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:** Land  
**Land Size:** 718 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000  
**No median price available**

## Comparable Properties



**7 Ducret Ct STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 05/08/2019  
**Property Type:** House  
**Land Size:** 945 sqm approx



**lot 45 Mitchell Rd STRATFORD 3862 (REI)**

**Agent Comments**



**Price:** \$403,000  
**Method:** Private Sale  
**Date:** 26/02/2020  
**Rooms:** 9  
**Property Type:** House



**10 Neilson Ct STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 16/08/2019  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 871 sqm approx