

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

10 Wattlebird Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$547,500

Property Type

House

Suburb

Stratford

Period - From

01/01/2023

to

31/03/2023

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 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 Sittella Ct STRATFORD 3862	\$545,000	18/05/2023
2	7 Findley Ct STRATFORD 3862	\$535,000	20/03/2023
3	4 Wattlebird St STRATFORD 3862	\$520,000	24/05/2023

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:

20/06/2023 17:23



4 2 2

Property Type: House

Land Size: 787 sqm approx

Agent Comments

Comparable Properties



7 Sittella Ct STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$545,000

Method: Private Sale

Date: 18/05/2023

Property Type: House

Land Size: 960 sqm approx



7 Findley Ct STRATFORD 3862 (REI)

Agent Comments

3 2 2

Price: \$535,000

Method: Private Sale

Date: 20/03/2023

Property Type: House

Land Size: 800 sqm approx



4 Wattlebird St STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$520,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 809 sqm approx