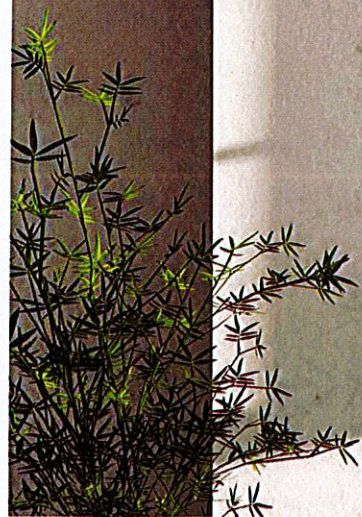


STATEMENT OF INFORMATION

4 GALWAY DRIVE, STRATFORD, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 GALWAY DRIVE, STRATFORD, VIC 3862  4  2  4

Indicative Selling Price

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

Price Range: **\$473,000 to \$523,000**


MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 OLD REDBANK RD, STRATFORD, VIC 3862  4  2  3

Sale Price

****\$515,000**

Sale Date: 24/04/2018

Distance from Property: 3.1km



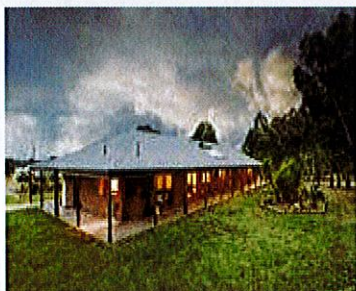
64 MCMILLAN ST, STRATFORD, VIC 3862  4  2  4

Sale Price

***\$470,000**

Sale Date: 13/12/2017

Distance from Property: 2.3km



28 DERMODY RD, STRATFORD, VIC 3862  5  3  6

Sale Price

***\$510,000**

Sale Date: 14/12/2017

Distance from Property: 5.5km



This report has been compiled on 19/06/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 GALWAY DRIVE, STRATFORD, VIC 3862

Indicative selling price

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

Price Range: \$473,000 to \$523,000

Median sale price

Median price

House

☒

Unit

Suburb

STRATFORD

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
16 OLD REDBANK RD, STRATFORD, VIC 3862	**\$515,000	24/04/2018
64 MCMILLAN ST, STRATFORD, VIC 3862	*\$470,000	13/12/2017
28 DERMODY RD, STRATFORD, VIC 3862	*\$510,000	14/12/2017

