

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

11 Lee Street, Stratford Vic 3862

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$509,500

Property Type House

Suburb Stratford

Period - From 01/10/2023

to 30/09/2024

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	8 Galway Dr STRATFORD 3862	\$770,000	08/04/2024
2	11 Galway Dr STRATFORD 3862	\$775,000	14/03/2024
3	2 Davis St STRATFORD 3862	\$720,000	21/02/2024

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:

17/12/2024 11:36

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4 2 4

Rooms: 9
Property Type: House
[Agent Comments](#)

Indicative Selling Price
\$685,000
Median House Price
Year ending September 2024: \$509,500

Comparable Properties



8 Galway Dr STRATFORD 3862 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$770,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 6244 sqm approx



11 Galway Dr STRATFORD 3862 (REI/VG)

[Agent Comments](#)

4 2 6

Price: \$775,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 4170 sqm approx



2 Davis St STRATFORD 3862 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$720,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 3793 sqm approx

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



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