

# 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

17 Thomson Street, 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 \$465,000

### Median sale price

Median price \$530,000

Property Type House

Suburb Stratford

Period - From 05/02/2024

to 04/02/2025

Source Property Data

### 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 eighteen 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	12 Jones St STRATFORD 3862	\$470,000	02/12/2024
2	8 Vaughan St STRATFORD 3862	\$442,000	01/12/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

05/02/2025 08:45



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1005 sqm approx

**Agent Comments**

**Indicative Selling Price**  
\$465,000

**Median House Price**  
05/02/2024 - 04/02/2025: \$530,000

## Comparable Properties



**12 Jones St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$470,000

**Method:** Private Sale

**Date:** 02/12/2024

**Property Type:** House

**Land Size:** 832 sqm approx



**8 Vaughan St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$442,000

**Method:** Private Sale

**Date:** 01/12/2023

**Property Type:** House

**Land Size:** 850 sqm approx

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 eighteen months.

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800



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