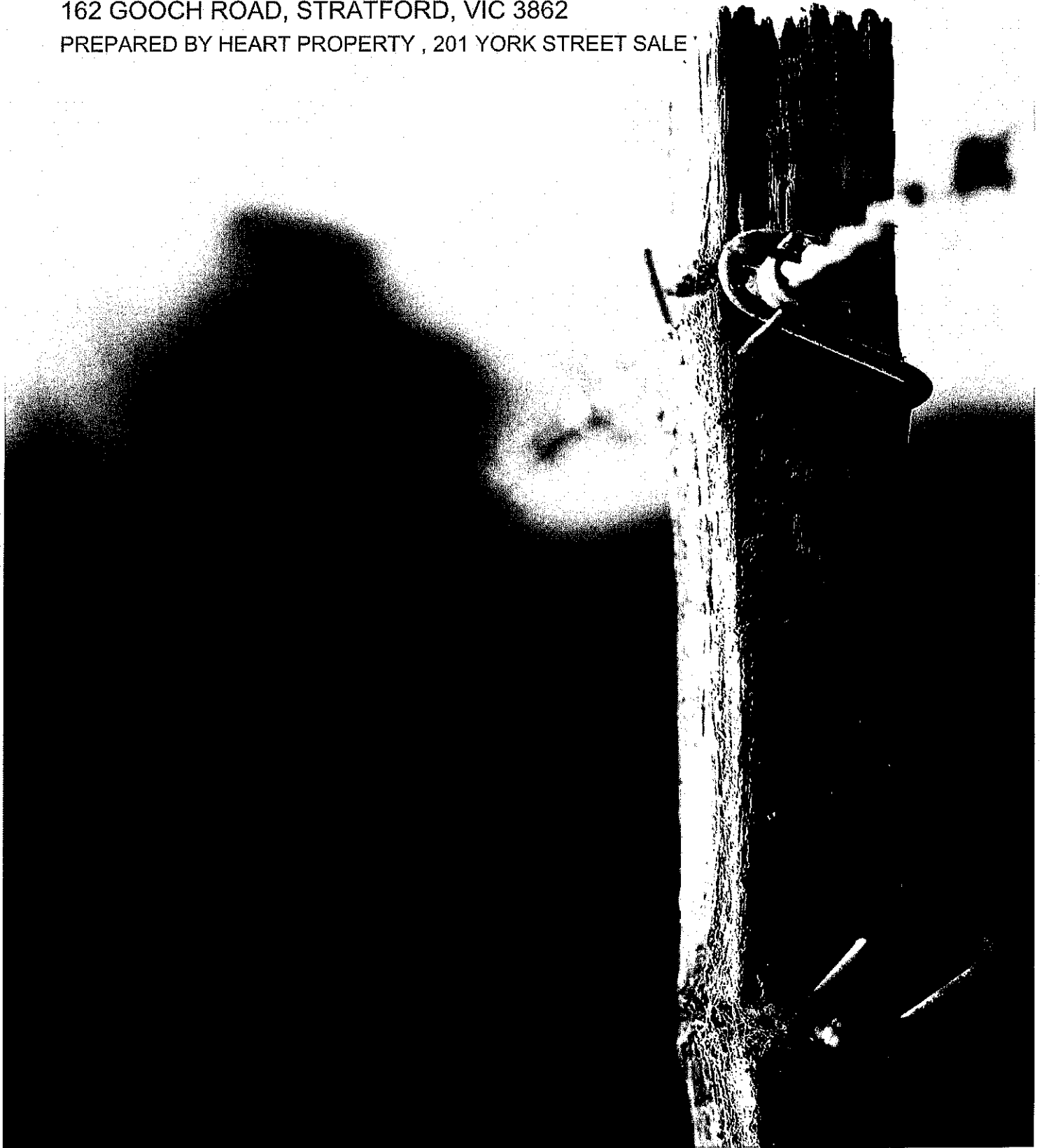


# STATEMENT OF INFORMATION

162 GOOCH ROAD, STRATFORD, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



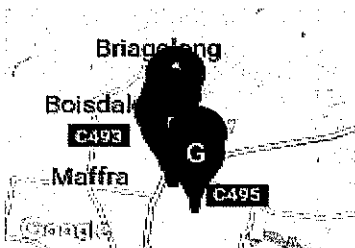
**162 GOOCH ROAD, STRATFORD, VIC 3862**  5  2  6

### Indicative Selling Price

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

Price Range: **\$476,000 to \$524,000**

## MEDIAN SALE PRICE




**STRATFORD, VIC, 3862**

Suburb Median Sale Price (House)

**\$280,000**

01 October 2017 to 30 September 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



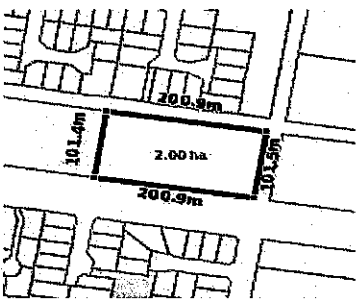
**91 DERMODY RD, STRATFORD, VIC 3862**  4  2  -

Sale Price

**\*\$540,000**

Sale Date: 22/11/2018

Distance from Property: 7.8km



**45 LEE ST, STRATFORD, VIC 3862**  4  -  -

Sale Price

**\$500,000**

Sale Date: 30/08/2018

Distance from Property: 2.6km



**11 GALWAY DR, STRATFORD, VIC 3862**  4  2  6

Sale Price

**\$500,000**

Sale Date: 27/01/2018

Distance from Property: 4.4km



This report has been compiled on 21/12/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**38 AVONLEA ESTATE RD, STRATFORD, VIC**

5 2 4

**Sale Price**  
**\$492,000**

Sale Date: 05/07/2018

Distance from Property: 5.5km



**4 GALWAY DR, STRATFORD, VIC 3862**

4 2 6

**Sale Price**  
**\*\$490,000**

Sale Date: 01/11/2018

Distance from Property: 4.6km



**8 REDBANK RD, STRATFORD, VIC 3862**

4 2 4

**Sale Price**  
**\*\$490,000**

Sale Date: 05/10/2018

Distance from Property: 3.2km



**472 REDBANK RD, STRATFORD, VIC 3862**

4 2 8

**Sale Price**  
**\$494,000**

Sale Date: 23/01/2018

Distance from Property: 2.2km



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

162 GOOCH 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)

Price Range: \$476,000 to \$524,000

### Median sale price

Median price \$280,000

House ☒

Unit ☐

Suburb STRATFORD

Period 01 October 2017 to 30 September 2018

Source 

### Comparable property sales

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
91 DERMODY RD, STRATFORD, VIC 3862	*\$540,000	22/11/2018
45 LEE ST, STRATFORD, VIC 3862	\$500,000	30/08/2018
11 GALWAY DR, STRATFORD, VIC 3862	\$500,000	27/01/2018

38 AVONLEA ESTATE RD, STRATFORD, VIC 3862	\$492,000	05/07/2018
4 GALWAY DR, STRATFORD, VIC 3862	*\$490,000	01/11/2018
8 REDBANK RD, STRATFORD, VIC 3862	*\$490,000	05/10/2018
472 REDBANK RD, STRATFORD, VIC 3862	\$494,000	23/01/2018

