

# 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

8 Wellsford Street, Stratford Vic 3862

#### Indicative selling price

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

Single price \$259,000

#### Median sale price

Median price \$313,500

House

X

Unit

Suburb or locality

Stratford

Period - From 01/07/2016

to

30/06/2017

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 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	20 Blackburn St STRATFORD 3862	\$275,000	28/09/2016
2	34 Wyndham St STRATFORD 3862	\$266,000	07/02/2017
3	18 Mcfarlane St STRATFORD 3862	\$265,000	20/03/2017

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.~~



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 598 sqm approx

**Agent Comments**

## Comparable Properties



**20 Blackburn St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$275,000

**Method:** Private Sale

**Date:** 28/09/2016

**Rooms:** -

**Property Type:** House

**Land Size:** 1012 sqm approx



**34 Wyndham St STRATFORD 3862 (REI)**

**Agent Comments**



**Price:** \$266,000

**Method:** Private Sale

**Date:** 07/02/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1000 sqm approx



**18 McFarlane St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$265,000

**Method:** Private Sale

**Date:** 20/03/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 1000 sqm approx