

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

30 Raymond Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$249,950

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2019

to

31/12/2019

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	26 Redbank Rd STRATFORD 3862	\$260,000	03/12/2019
2	36 Fitzroy St STRATFORD 3862	\$260,000	19/08/2019
3	43 Merrick St STRATFORD 3862	\$259,000	25/10/2019

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:

25/01/2020 09:03



 3  1 

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$249,950

Median House Price
Year ending December 2019: \$340,000

Comparable Properties



26 Redbank Rd STRATFORD 3862 (REI)

Agent Comments

 3  1  4

Price: \$260,000
Method: Private Sale
Date: 03/12/2019
Rooms: 5
Property Type: House



36 Fitzroy St STRATFORD 3862 (REI)

Agent Comments

 4  1  3

Price: \$260,000
Method: Private Sale
Date: 19/08/2019
Rooms: 6
Property Type: House



43 Merrick St STRATFORD 3862 (REI/VG)

Agent Comments

 3  1  1

Price: \$259,000
Method: Private Sale
Date: 25/10/2019
Rooms: 7
Property Type: House
Land Size: 1013 sqm approx