

# 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

22 Mitchell 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)

Single price \$495,000

### Median sale price

Median price \$509,000

Property Type House

Suburb Stratford

Period - From 20/09/2023

to 19/09/2024

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	2 Neilson Ct STRATFORD 3862	\$495,000	16/08/2024
2	74 Hobson St STRATFORD 3862	\$480,000	26/07/2024
3	28 Mitchell Rd STRATFORD 3862	\$450,000	21/05/2024

**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:

20/09/2024 13:30



**Property Type:** Land  
**Land Size:** 560 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000  
**Median House Price**  
20/09/2023 - 19/09/2024: \$509,000

## Comparable Properties



**2 Neilson Ct STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 16/08/2024  
**Property Type:** House  
**Land Size:** 856 sqm approx



**74 Hobson St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 26/07/2024  
**Property Type:** House  
**Land Size:** 752 sqm approx



**28 Mitchell Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/05/2024  
**Property Type:** House  
**Land Size:** 561 sqm approx