

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

19 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price \$510,000

Median sale price

Median price \$480,000

Property Type House

Suburb Stratford

Period - From 01/07/2023

to 30/06/2024

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	107 Hobson St STRATFORD 3862	\$512,000	26/08/2024
2	17 Warnock Way STRATFORD 3862	\$510,000	13/05/2024
3	1 Wattlebird St STRATFORD 3862	\$509,000	10/10/2023

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:

30/08/2024 16:13

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$510,000

Median House Price

Year ending June 2024: \$480,000



4 2 2

Property Type: House

Land Size: 744 sqm approx

Agent Comments

Comparable Properties



107 Hobson St STRATFORD 3862 (REI)

Agent Comments

3 2 2

Price: \$512,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 578 sqm approx



17 Warnock Way STRATFORD 3862 (VG)

Agent Comments

4 - -

Price: \$510,000

Method: Sale

Date: 13/05/2024

Property Type: House (Res)

Land Size: 741 sqm approx



1 Wattlebird St STRATFORD 3862 (REI/VG)

Agent Comments

4 2 2

Price: \$509,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 820 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690