### 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

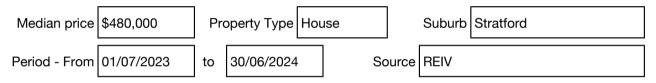
19 Warnock Way, Stratford Vic 3862

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$510,000

#### Median sale price



#### 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



# **GRAHAM CHALMER**



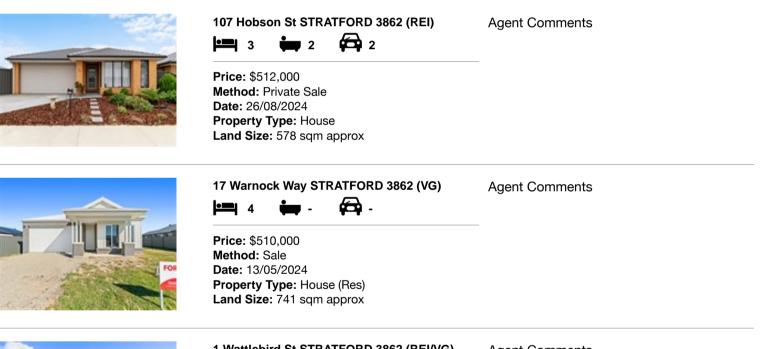


Property Type: House Land Size: 744 sqm approx Agent Comments

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

## **Comparable Properties**





1 Wattlebird St STRATFORD 3862 (REI/VG)

**2** 4 2

Agent Comments

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



propertydata

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