

# 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

18 Kennelly Crescent, 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

\$499,950

### Median sale price

Median price

\$470,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2022

to

30/06/2022

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	37 Peters Dr STRATFORD 3862	\$529,000	07/07/2022
2	84 Hobson St STRATFORD 3862	\$520,000	29/07/2022
3	85 Hobson St STRATFORD 3862	\$510,000	19/04/2022

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:

03/08/2022 11:10

Victoria Cook

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**Indicative Selling Price**

\$499,950

**Median House Price**

June quarter 2022: \$470,000



**Property Type:** Land

Agent Comments

## Comparable Properties



**37 Peters Dr STRATFORD 3862 (REI)**

Agent Comments



**Price:** \$529,000

**Method:** Private Sale

**Date:** 07/07/2022

**Property Type:** House

**Land Size:** 774 sqm approx



**84 Hobson St STRATFORD 3862 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 29/07/2022

**Property Type:** House

**Land Size:** 820 sqm approx



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

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 19/04/2022

**Property Type:** House

**Land Size:** 561 sqm approx

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