Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	18 Kennelly Crescent, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see 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	2 Sou	urce 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

Add	dress 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 comparableproperties 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 5144 4333 0417 017 182 victoriac@chalmer.com.au

Indicative Selling Price \$499,950 **Median House Price**

June quarter 2022: \$470,000









Comparable Properties



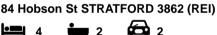
37 Peters Dr STRATFORD 3862 (REI)





Price: \$529,000 Method: Private Sale Date: 07/07/2022 Property Type: House Land Size: 774 sqm approx

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Price: \$520,000 Method: Private Sale Date: 29/07/2022 Property Type: House

Land Size: 820 sqm approx

Agent Comments

Agent Comments



85 Hobson St STRATFORD 3862 (REI/VG)

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Price: \$510,000 Method: Private Sale Date: 19/04/2022 Property Type: House Land Size: 561 sqm approx Agent Comments

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



