

# 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

8 Dawson Street, 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

\$410,000

### Median sale price

Median price

\$359,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2020

to

30/06/2021

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	7 Mitchell Rd STRATFORD 3862	\$395,000	14/08/2020
2	24 Bolden St STRATFORD 3862	\$366,000	29/04/2021
3	3 Lee St STRATFORD 3862	\$360,000	18/08/2021

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:

17/09/2021 18:35

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**Indicative Selling Price**

\$410,000

**Median House Price**

Year ending June 2021: \$359,000



4 1 1

**Property Type:** House

**Land Size:** 902 sqm approx

**Agent Comments**

## Comparable Properties



**7 Mitchell Rd STRATFORD 3862 (REI)**

**Agent Comments**

4 2 2

**Price:** \$395,000

**Method:** Private Sale

**Date:** 14/08/2020

**Property Type:** House

**Land Size:** 718 sqm approx



**24 Bolden St STRATFORD 3862 (REI)**

**Agent Comments**

4 2 2

**Price:** \$366,000

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** House



**3 Lee St STRATFORD 3862 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$360,000

**Method:** Private Sale

**Date:** 18/08/2021

**Property Type:** House

**Land Size:** 1062 sqm approx

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