

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

29 Fitzroy Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$522,500

Property Type

House

Suburb

Stratford

Period - From

01/07/2022

to

30/06/2023

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	66 Mcfarlane St STRATFORD 3862	\$470,000	19/05/2022
2	22 Peters Dr STRATFORD 3862	\$469,000	30/05/2022
3	34 Buckley St STRATFORD 3862	\$455,000	19/09/2022

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:

03/08/2023 17:34



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$450,000

Median House Price

Year ending June 2023: \$522,500

Comparable Properties



66 McFarlane St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 19/05/2022

Property Type: House

Land Size: 1011 sqm approx



22 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$469,000

Method: Private Sale

Date: 30/05/2022

Property Type: House

Land Size: 584 sqm approx



34 Buckley St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 19/09/2022

Property Type: House

Land Size: 1004 sqm approx

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