

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 38 Bolden Street, 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 \$459,000

Median sale price

Median price \$357,000

Property Type House

Suburb Stratford

Period - From 01/04/2021

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 eighteen 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	3 Galway Dr STRATFORD 3862	\$450,000	06/07/2020
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

14/09/2021 16:59



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Property Type: House
Land Size: 820 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$459,000
Median House Price
June quarter 2021: \$357,000

Comparable Properties



3 Galway Dr STRATFORD 3862 (REI/VG)

[Agent Comments](#)

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Price: \$450,000
Method: Private Sale
Date: 06/07/2020
Rooms: 8
Property Type: House
Land Size: 4047 sqm approx

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 eighteen months.