

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 11 Wattlebird St, Stratford Vic 3862

Indicative selling price

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

Single price \$349,900

Median sale price

Median price \$290,000 House X Unit Suburb Stratford

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Davis St STRATFORD 3862	\$375,000	10/10/2018
2	78 Hobson St STRATFORD 3862	\$345,000	04/10/2018
3	4 Tweedie Ct STRATFORD 3862	\$345,000	19/09/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type:

Agent Comments



Comparable Properties



2 Davis St STRATFORD 3862 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 10/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 3794 sqm approx



78 Hobson St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 04/10/2018

Rooms: 7

Property Type: House

Land Size: 814 sqm approx



4 Tweedie Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: House

Land Size: 780 sqm approx