

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

Aroona Lane, Stratford Vic 3862

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$290,000

House

X

Unit

Suburb or locality

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 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	49 Old Princes Hwy STRATFORD 3862	\$580,000	11/07/2018
2	16 Old Redbank Rd STRATFORD 3862	\$515,000	24/04/2018
3	11 Galway Dr STRATFORD 3862	\$500,000	30/01/2018

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.

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Indicative Selling Price

\$580,000 - \$638,000

Median House Price

Year ending September 2018: \$290,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



49 Old Princes Hwy STRATFORD 3862 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 11/07/2018

Rooms: 7

Property Type: House



16 Old Redbank Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 24/04/2018

Rooms: 6

Property Type: House

Land Size: 24900 sqm approx



11 Galway Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 30/01/2018

Rooms: 7

Property Type: House

Land Size: 4170 sqm approx