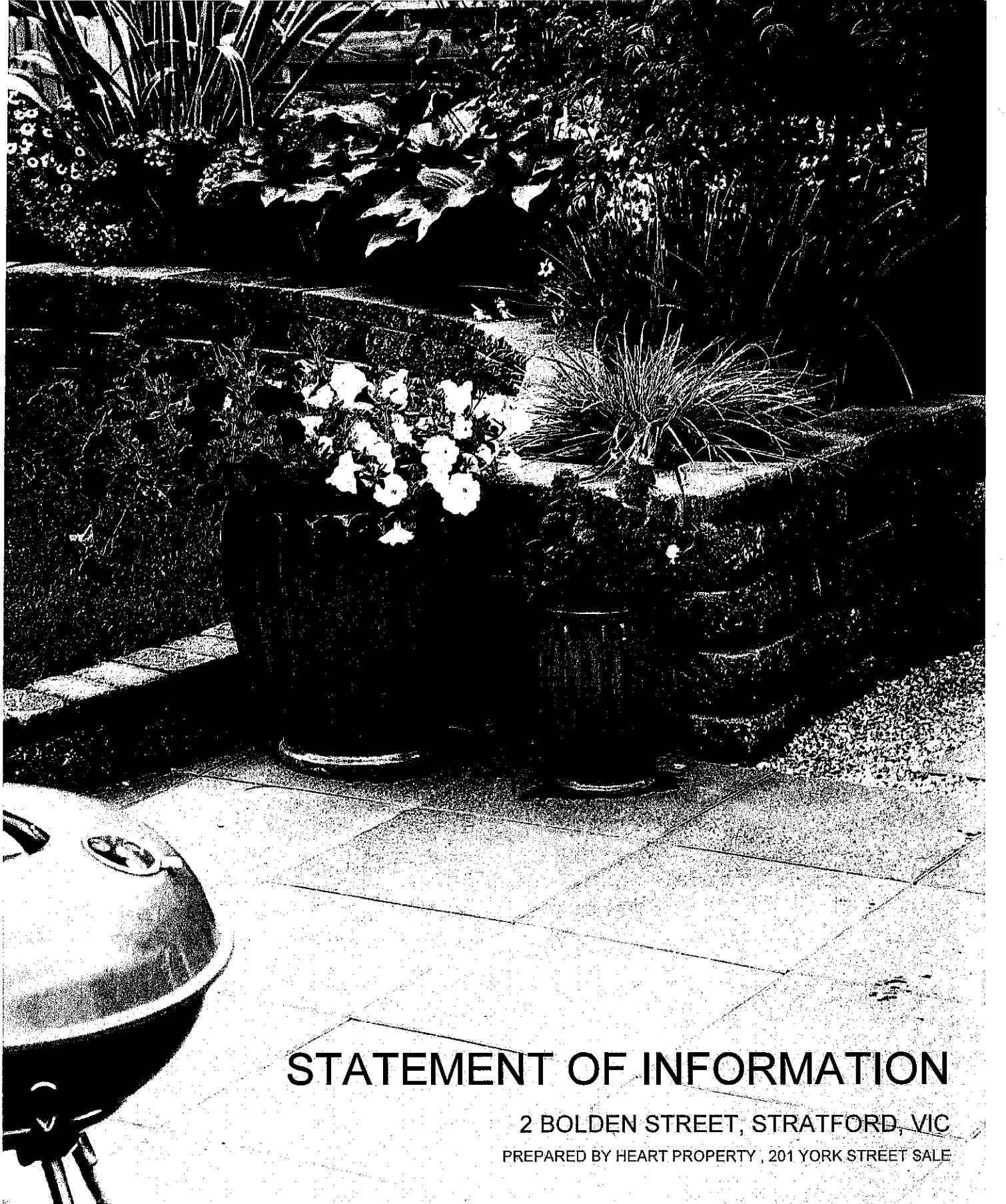




STATEMENT OF INFORMATION

2 BOLDEN STREET, STRATFORD, VIC

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 BOLDEN STREET, STRATFORD, VIC

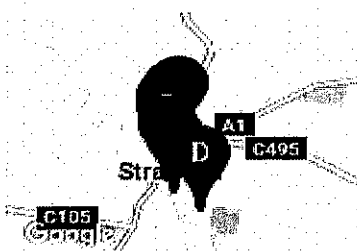
 3  1  4

Indicative Selling Price

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

Price Range: \$257,000 to \$283,000

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$272,500

01 July 2017 to 30 June 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



13 MOUNTAINVIEW DR, STRATFORD, VIC

 3  2  2

Sale Price

\$280,000

Sale Date: 20/09/2017

Distance from Property: 1.6km



17 JONES ST, STRATFORD, VIC 3862

 3  1  4

Sale Price

\$270,000

Sale Date: 13/09/2017

Distance from Property: 1.2km



25 RAYMOND ST, STRATFORD, VIC 3862

 3  2  2

Sale Price

\$260,000

Sale Date: 12/09/2017

Distance from Property: 927m



This report has been compiled on 17/08/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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16 THOMSON ST, STRATFORD, VIC 3862

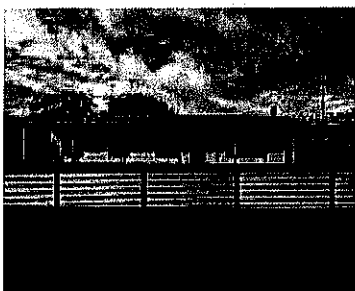
3 1 3

Sale Price

\$270,000

Sale Date: 29/05/2017

Distance from Property: 912m



66 MCFARLANE ST, STRATFORD, VIC 3862

4 1 4

Sale Price

\$275,000

Sale Date: 17/10/2017

Distance from Property: 1.4km



18 MCFARLANE ST, STRATFORD, VIC 3862

4 1 2

Sale Price

\$265,000

Sale Date: 15/03/2017

Distance from Property: 417m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 BOLDEN STREET, STRATFORD, VIC

Indicative selling price

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

Price Range: \$257,000 to \$283,000

Median sale price

Median price \$272,500

House ☒

Unit ☐

Suburb STRATFORD

Period 01 July 2017 to 30 June 2018

Source


pricefinder

Comparable property sales

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
13 MOUNTAINVIEW DR, STRATFORD, VIC 3862	\$280,000	20/09/2017
17 JONES ST, STRATFORD, VIC 3862	\$270,000	13/09/2017
25 RAYMOND ST, STRATFORD, VIC 3862	\$260,000	12/09/2017

16 THOMSON ST, STRATFORD, VIC 3862	\$270,000	29/05/2017
66 MCFARLANE ST, STRATFORD, VIC 3862	\$275,000	17/10/2017
18 MCFARLANE ST, STRATFORD, VIC 3862	\$265,000	15/03/2017

