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

1 Warnock Way, Stratford Vic 3862

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$495,000		&		\$510,000			
Median sale pi	rice							
Median price	\$509,500	Pro	Property Type Hous		se		Suburb	Stratford
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	16 Warnock Way STRATFORD 3862	\$530,000	28/10/2024
2	19 Warnock Way STRATFORD 3862	\$500,000	25/10/2024
3	17 Warnock Way STRATFORD 3862	\$510,000	13/05/2024

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:

10/01/2025 12:44



1 Warnock Way, Stratford Vic 3862

GRAHAM CHALMER



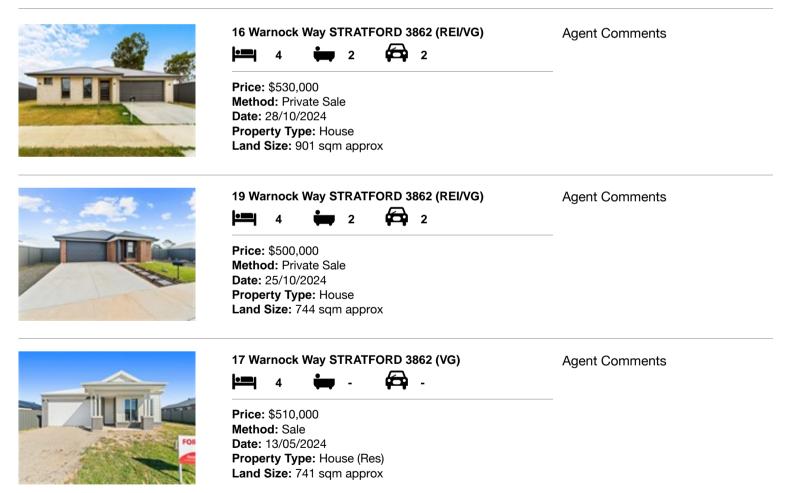


Property Type: Land Land Size: 953 sqm approx Agent Comments 0417 123 162 fhoran@chalmer.com.au Indicative Selling Price

Ferg Horan 5144 4333

\$495,000 - \$510,000 Median House Price Year ending September 2024: \$509,500

Comparable Properties



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



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