

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 consumer.vic.gov.au/underquoting

Range between

\$495,000

&

\$510,000

Median sale price

Median price

\$509,500

Property Type

House

Suburb

Stratford

Period - From

01/10/2023

to

30/09/2024

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 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
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

Ferg Horan
5144 4333
0417 123 162
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Property Type: Land
Land Size: 953 sqm approx
Agent Comments

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

Comparable Properties



16 Warnock Way STRATFORD 3862 (RE/VG)

[Agent Comments](#)



Price: \$530,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 901 sqm approx



19 Warnock Way STRATFORD 3862 (RE/VG)

[Agent Comments](#)



Price: \$500,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 744 sqm approx



17 Warnock Way STRATFORD 3862 (VG)

[Agent Comments](#)



Price: \$510,000
Method: Sale
Date: 13/05/2024
Property Type: House (Res)
Land Size: 741 sqm approx

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



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