

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

22 Mcalister Street, Stratford Vic 3862

Indicative selling price

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

Single price \$2,695,000

Median sale price

Median price \$322,500 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/07/2018 to 30/06/2019 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	2 Wellsford St STRATFORD 3862	\$290,000	25/06/2019
2	2/112 Tyers St STRATFORD 3862	\$265,000	22/03/2019
3	2 Bolden St STRATFORD 3862	\$260,000	07/01/2019

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.



2 1 4

Rooms:
Property Type: House
Land Size: 1011 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,695,000

Median House Price
 Year ending June 2019: \$322,500

Comparable Properties


2 Wellsford St STRATFORD 3862 (REI)

Agent Comments

3 1 1

Price: \$290,000
Method: Private Sale
Date: 25/06/2019
Rooms: 6
Property Type: House
Land Size: 613 sqm approx


2/112 Tyers St STRATFORD 3862 (REI)

Agent Comments

3 2 1

Price: \$265,000
Method: Private Sale
Date: 22/03/2019
Rooms: 7
Property Type: House
Land Size: 403 sqm approx


2 Bolden St STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$260,000
Method: Sale
Date: 07/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 717 sqm approx