

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 and
postcode

54 Fitzroy Street Stratford VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$84,500

Property type

Land

Suburb

Stratford

Period-from

01 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

16A Princes Highway Stratford VIC 3862	\$336,500	01-Aug-19
53 Wyndham Street Stratford VIC 3862	\$365,000	29-Jul-19
81 Hobson Street Stratford VIC 3862	\$320,000	27-Feb-20

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: 03 September 2020



16A Princes Highway Stratford VIC 3862

Sold Price

\$336,500

Sold Date

01-Aug-19



3



2



3

Distance

0.3km



53 Wyndham Street Stratford VIC 3862

Sold Price

\$365,000

Sold Date

29-Jul-19



3



2



6

Distance

0.37km



81 Hobson Street Stratford VIC 3862

Sold Price

\$320,000

Sold Date

27-Feb-20



3



2



2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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