

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 4/AF of the Estate Agents Act 198									
Property offer	ed for s	sale								
Address Including suburb or locality andpostcode		34-38 Mcfarlane Street, Stratford Vic 3862								
Indicative sell	ing pric	e								
For the meaning	of this p	orice see co	nsumer.vi	c.gov.a	au/unc	derquoting				
Single price \$495,000										
Median sale p	rice*									
Median price		He	ouse		Unit		Subu	ırb or locality	Stratfor	d
Period - From		to				Source				
Comparable p	roperty	sales (*D	elete A c	or B b	elow	as applica	ble)			
eightee	n month						•	perty for sale nsiders to be		
Address of comparable property								Price	Dat	e of sale
1										
2										
3										
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.
- * When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690 Generated: 03/06/2019 13:58











Rooms:

Property Type: Residential

Warehouse (Res)

Land Size: 6064 sqm approx

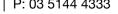
Agent Comments

Indicative Selling Price \$495,000 No median price available

Comparable Properties

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