

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

151 Newton Drive, Stratford Vic 3862

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$425,000

Property Type House

Suburb Stratford

Period - From 01/10/2021

to 31/12/2021

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	52 Blandfords La STRATFORD 3862	\$965,000	14/01/2022
2	125 Gooch Rd STRATFORD 3862	\$770,000	26/07/2021
3	141 Lee St STRATFORD 3862	\$747,000	20/09/2021

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:

24/01/2022 13:58



Property Type: House

Land Size: 39660 sqm approx

Agent Comments

Comparable Properties



52 Blandfords La STRATFORD 3862 (REI)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 14/01/2022

Property Type: Rural (All Types)

Land Size: 51273.72 sqm approx



125 Gooch Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 26/07/2021

Property Type: House

Land Size: 40000 sqm approx



141 Lee St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$747,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 20234.30 sqm approx