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 Neilson Court, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	
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Single price \$399,000

Median sale price

Median price	\$350,000	Pro	perty Type Hou	lse	S	Suburb	Stratford
Period - From	01/10/2019	to	30/09/2020	Sou	urce F	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.

Ade	dress of comparable property	Price	Date of sale	
1	27 Mitchell Rd STRATFORD 3862	\$403,000	15/04/2020	
2	1 Mountainview Dr STRATFORD 3862	\$395,000	20/09/2019	
3	7 Mitchell Rd STRATFORD 3862	\$390,000	11/08/2020	

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:

04/11/2020 10:19









Property Type: Land Agent Comments Indicative Selling Price \$399,000 Median House Price Year ending September 2020: \$350,000

Comparable Properties



27 Mitchell Rd STRATFORD 3862 (VG)



Price: \$403,000 Method: Sale Date: 15/04/2020 Property Type: House (Res) Land Size: 720 sqm approx Agent Comments



1 Mountainview Dr STRATFORD 3862 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 20/09/2019 Rooms: 8 Property Type: House Land Size: 1399 sqm approx



7 Mitchell Rd STRATFORD 3862 (VG)



Agent Comments

Price: \$390,000 Method: Sale Date: 11/08/2020 Property Type: House (Res) Land Size: 718 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.