

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

Single price

\$399,000

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2019

to

30/09/2020

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	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)

Agent Comments



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



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