

# 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 46-54 Merrick Street, Stratford Vic 3862  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$780,000

### Median sale price

Median price \$465,000 Property Type House Suburb Stratford

Period - From 01/10/2023 to 31/12/2023 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 eighteen 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	10 Galway Dr STRATFORD 3862	\$795,000	20/03/2023
2	146B Briagolong Rd STRATFORD 3862	\$795,000	09/12/2022
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.

This Statement of Information was prepared on: 05/03/2024 11:28

Ferg Horan

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**Indicative Selling Price**

\$780,000

**Median House Price**

December quarter 2023: \$465,000



 4  2  4

**Property Type:** House

**Land Size:** 14450 sqm approx

**Agent Comments**

## Comparable Properties



**10 Galway Dr STRATFORD 3862 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$795,000

**Method:** Private Sale

**Date:** 20/03/2023

**Property Type:** House

**Land Size:** 9162 sqm approx



**146B Briagolong Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**

 3  1  4

**Price:** \$795,000

**Method:** Private Sale

**Date:** 09/12/2022

**Property Type:** House

**Land Size:** 22257.70 sqm approx

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.

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