

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

75 Wyndham Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$319,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2021

to

31/03/2021

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	16 Bolden St STRATFORD 3862	\$380,000	06/03/2020
2	13 Llowalong Rd STRATFORD 3862	\$360,000	19/03/2020
3	112 Lee St STRATFORD 3862	\$330,000	12/01/2021

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:

06/05/2021 17:19

Victoria Cook

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Indicative Selling Price

\$319,000

Median House Price

March quarter 2021: \$430,000



Property Type: Land

Land Size: 4100 sqm approx

Agent Comments

Comparable Properties



16 Bolden St STRATFORD 3862 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 06/03/2020

Property Type: House (Res)

Land Size: 2026 sqm approx



13 Llowalong Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 19/03/2020

Rooms: 5

Property Type: House

Land Size: 4000 sqm approx



112 Lee St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 12/01/2021

Property Type: House

Land Size: 6100 sqm approx