

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

13 Little Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$279,500

Median sale price

Median price

\$335,750

Property Type

House

Suburb

Stratford

Period - From

08/05/2019

to

07/05/2020

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	9 Mountainview Dr STRATFORD 3862	\$280,000	28/04/2020
2	6 Raymond St STRATFORD 3862	\$280,000	09/04/2020
3	37 Blackburn St STRATFORD 3862	\$277,000	09/10/2019

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:

08/05/2020 09:24



3 1 3

Property Type: House
Land Size: 1011 sqm approx
Agent Comments

Indicative Selling Price
\$279,500

Median House Price
08/05/2019 - 07/05/2020: \$335,750

Comparable Properties



9 Mountainview Dr STRATFORD 3862 (REI)

Agent Comments

3 1 2

Price: \$280,000
Method: Private Sale
Date: 28/04/2020
Property Type: House
Land Size: 1050 sqm approx



6 Raymond St STRATFORD 3862 (REI/VG)

Agent Comments

3 1 4

Price: \$280,000
Method: Private Sale
Date: 09/04/2020
Rooms: 5
Property Type: House
Land Size: 1012 sqm approx



37 Blackburn St STRATFORD 3862 (REI/VG)

Agent Comments

3 2 2

Price: \$277,000
Method: Private Sale
Date: 09/10/2019
Rooms: 8
Property Type: House
Land Size: 1045 sqm approx