

# 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

3 Findley Court, Stratford Vic 3862

### Indicative selling price

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

Range between

\$495,000

&

\$530,000

### Median sale price

Median price

\$359,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2020

to

30/06/2021

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	3 Buckley St STRATFORD 3862	\$570,000	16/04/2021
2	21 Killeen St STRATFORD 3862	\$500,000	20/06/2021
3	67 Hobson St STRATFORD 3862	\$484,000	07/07/2020

**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:

14/09/2021 06:36



**Property Type:** Land

**Land Size:** 794 sqm approx

**Agent Comments**

## Comparable Properties



**3 Buckley St STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$570,000

**Method:** Sale

**Date:** 16/04/2021

**Property Type:** House (Res)

**Land Size:** 1999 sqm approx

**21 Killeen St STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Sale

**Date:** 20/06/2021

**Property Type:** House (Res)

**Land Size:** 1079 sqm approx



**67 Hobson St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$484,000

**Method:** Private Sale

**Date:** 07/07/2020

**Rooms:** 9

**Property Type:** House

**Land Size:** 4000 sqm approx