

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

19 Niel Street, Stratford Vic 3862

Indicative selling price

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

Single price \$259,950

Median sale price

Median price \$290,000 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/10/2017 to 30/09/2018 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	25 Raymond St STRATFORD 3862	\$260,000	14/09/2017
2	38 Wyndham St STRATFORD 3862	\$250,000	09/07/2018
3	4 Wellsford St STRATFORD 3862	\$240,000	05/03/2018

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.

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Indicative Selling Price

\$259,950

Median House Price

Year ending September 2018: \$290,000



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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1017 sqm approx

Agent Comments

Comparable Properties



25 Raymond St STRATFORD 3862 (REI/VG)

Agent Comments

 3  2  2

Price: \$260,000

Method: Private Sale

Date: 14/09/2017

Rooms: 6

Property Type: House

Land Size: 911 sqm approx



38 Wyndham St STRATFORD 3862 (REI/VG)

Agent Comments

 3  2  2

Price: \$250,000

Method: Private Sale

Date: 09/07/2018

Rooms: 7

Property Type: House

Land Size: 1060 sqm approx



4 Wellsford St STRATFORD 3862 (VG)

Agent Comments

 3  -  -

Price: \$240,000

Method: Sale

Date: 05/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 1541 sqm approx