

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

2 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$509,500

Property Type House

Suburb Stratford

Period - From 01/10/2023

to 30/09/2024

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	84 Blackburn St STRATFORD 3862	\$585,000	30/10/2024
2	4 Fleming St STRATFORD 3862	\$599,000	16/10/2023
3	86 Blackburn St STRATFORD 3862	\$645,000	07/07/2023

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:

08/11/2024 14:04

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Indicative Selling Price

\$625,000

Median House Price

Year ending September 2024: \$509,500



Property Type: Land
Land Size: 3508 sqm approx
Agent Comments

Comparable Properties



84 Blackburn St STRATFORD 3862 (REI)

Agent Comments



Price: \$585,000
Method: Private Sale
Date: 30/10/2024
Property Type: House
Land Size: 1029 sqm approx

4 Fleming St STRATFORD 3862 (VG)

Agent Comments



Price: \$599,000
Method: Sale
Date: 16/10/2023
Property Type: House (Res)
Land Size: 793 sqm approx



86 Blackburn St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 07/07/2023
Property Type: House
Land Size: 974 sqm approx

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



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