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	18 Fitzroy Street, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$220,000

Median sale price

Median price	\$340,000	Pro	perty Type	House		Suburb	Stratford
Period - From	01/07/2019	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	30 Raymond St STRATFORD 3862	\$235,000	12/02/2020
2	36 Dixon St STRATFORD 3862	\$225,000	07/05/2020
3	2 Mountainview Dr STRATFORD 3862	\$200,000	13/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/07/2020 11:33









Property Type: House Land Size: 2000 sqm approx **Agent Comments**

Indicative Selling Price \$220,000 **Median House Price** Year ending June 2020: \$340,000

Comparable Properties



30 Raymond St STRATFORD 3862 (REI/VG)

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Price: \$235,000 Method: Private Sale Date: 12/02/2020

Rooms: 5

Property Type: House

Land Size: 1011 sqm approx

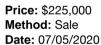
36 Dixon St STRATFORD 3862 (VG)





Agent Comments

Agent Comments



Property Type: House (Res)

Land Size: 996 sqm approx



2 Mountainview Dr STRATFORD 3862 (REI/VG) Agent Comments

— 3





Price: \$200.000 Method: Private Sale Date: 13/03/2019

Rooms: 6 Property Type: House Land Size: 731 sqm approx

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



