

# 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

18 Fitzroy Street, Stratford Vic 3862

### Indicative selling price

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

Single price

\$220,000

### Median sale price

Median price

\$340,000

Property 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	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 comparable properties 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



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**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)**

**Agent Comments**

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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**

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**Price:** \$225,000  
**Method:** Sale  
**Date:** 07/05/2020  
**Property Type:** House (Res)  
**Land Size:** 996 sqm approx



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

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**Price:** \$200,000  
**Method:** Private Sale  
**Date:** 13/03/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 731 sqm approx