Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	29 Dawson 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	\$449,950

Median sale price

Median price \$509,500	Property Type	House	Suburb	Stratford
Period - From 01/10/2023	to 30/09/202	4 So	urce 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

Address of comparable property		Price	Date of sale
1	8 Thomson St STRATFORD 3862	\$462,500	22/05/2024
2	14 Dawson St STRATFORD 3862	\$415,000	14/05/2024
3	15 Davis St STRATFORD 3862	\$410,000	21/07/2023

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:	15/10/2024 08:53





Ferg Horan 5144 4333 0417 123 162

Indicative Selling Price \$449,950

Median House Price Year ending September 2024: \$509,500

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Comparable Properties



8 Thomson St STRATFORD 3862 (REI/VG)





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Price: \$462,500 Method: Private Sale Date: 22/05/2024 Property Type: House

Land Size: 1896 sqm approx

Agent Comments



14 Dawson St STRATFORD 3862 (REI/VG)

--- 3



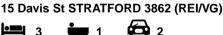


Agent Comments

Price: \$415,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 1272 sqm approx

3





Agent Comments

Price: \$410,000 Method: Private Sale Date: 21/07/2023 Property Type: House Land Size: 1044 sqm approx

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



