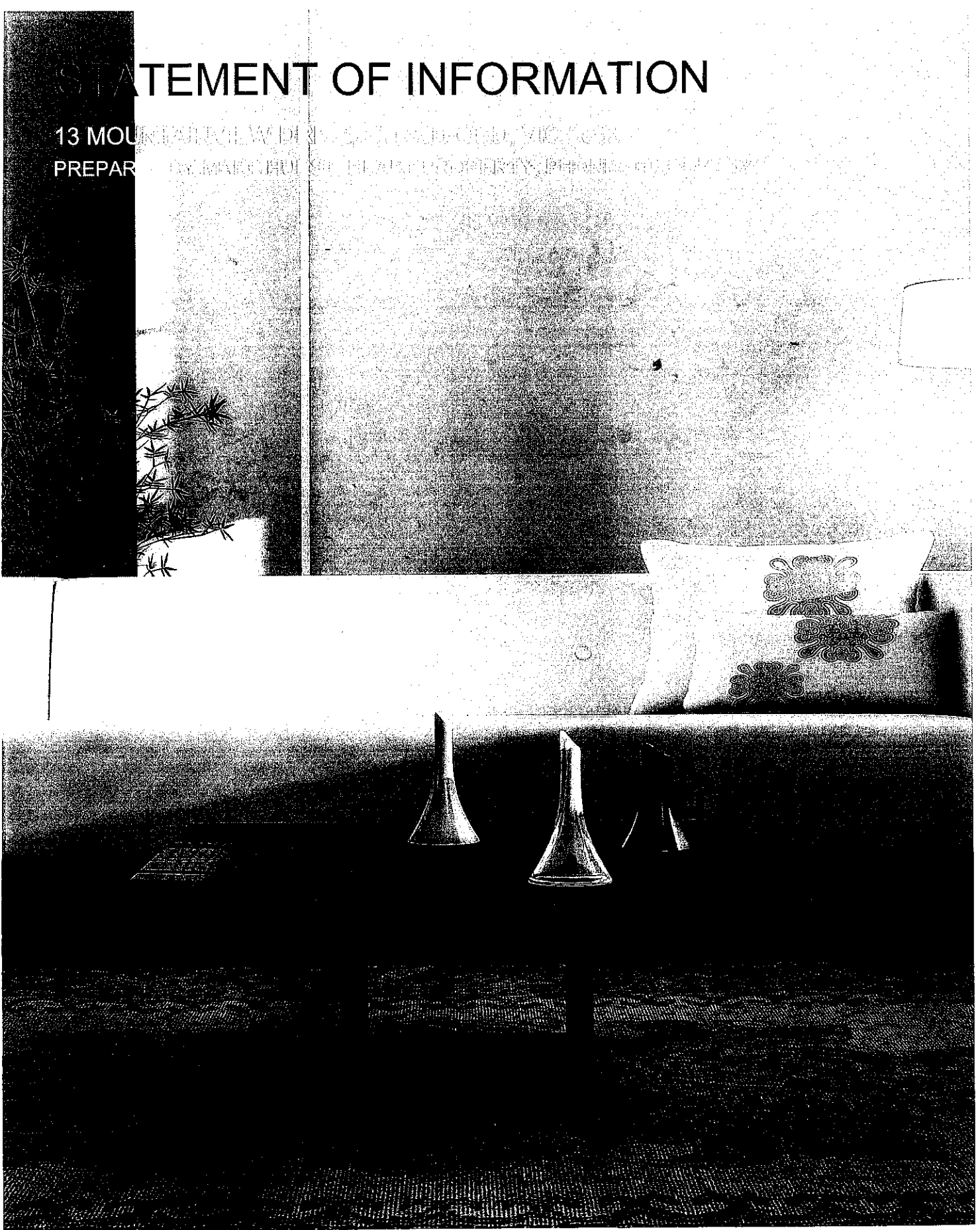


STATEMENT OF INFORMATION

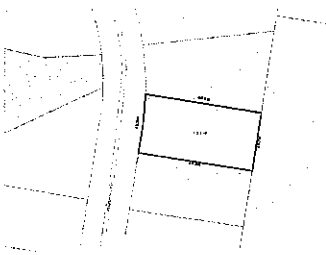
13 MOUNTAINVIEW DRIVE, SHELTON, CT 06484

PREPARED BY MARY HUI OF HEART PROPERTY, PHILADELPHIA, PA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 MOUNTAINVIEW DRIVE, STRATFORD,

 3

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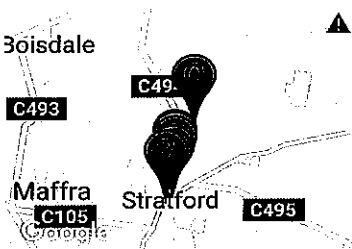
Indicative Selling Price

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

Price Range: 279,000 to \$305,000

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$322,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 12 months. The data agent's representative considers to be most comparable to the property for sale.



1 STADDON CRT, STRATFORD, VIC 3862

 3

 2

 1

Sale Price

\$297,000

Sale Date: 10/09/2016

Distances from Property 91m



20 BLACKBURN ST, STRATFORD, VIC 3862

 3

 1

 2

Sale Price

\$275,000

Sale Date: 15/09/2016



53 STOCKDALE RD, STRATFORD, VIC 3862

 3

 2

 2

Sale Price

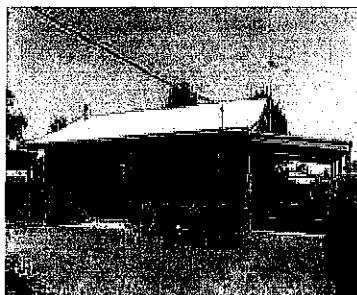
\$300,000

Sale Date: 15/09/2016



This report has been compiled on 11/08/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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44 FITZROY ST, STRATFORD, VIC 3862

3 1 4

Sale Price

\$258,500

30/04/2017 - 01/05/2017

30/04/2017 - 01/05/2017



32 RAYMOND ST, STRATFORD, VIC 3862

3 2 2

Sale Price

\$305,000

30/04/2017 - 01/05/2017

30/04/2017 - 01/05/2017



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 13 MOUNTAINVIEW DRIVE, STRATFORD, VIC 3862

Indicative selling price

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

Price Range: 279,000 to \$305,000

Median sale price

Median price \$322,000 House ☒ Unit ☐ Suburb STRATFORD
Period 01 July 2016 to 30 June 2017 Source pricefinder

Comparable property sales

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 STADDON CRT, STRATFORD, VIC 3862	\$297,000	30/09/2016
20 BLACKBURN ST, STRATFORD, VIC 3862	\$275,000	26/09/2016
53 STOCKDALE RD, STRATFORD, VIC 3862	\$300,000	09/03/2016
44 FITZROY ST, STRATFORD, VIC 3862	\$258,500	01/03/2016

32 RAYMOND ST, STRATFORD, VIC 3862	\$305,000	04/02/2016
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