

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

26 Killeen Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$489,500

Median sale price

Median price

\$535,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2023

to

30/06/2023

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	51 Peters Dr STRATFORD 3862	\$493,000	10/03/2023
2	18 Kennelly Cr STRATFORD 3862	\$490,000	07/10/2022
3	10 Peters Dr STRATFORD 3862	\$480,000	30/11/2022

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:

24/08/2023 10:49

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$489,500

Median House Price

June quarter 2023: \$535,000



3 2 2

Property Type: House

Land Size: 827 sqm approx

Agent Comments

Comparable Properties



51 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments

4 2 2

Price: \$493,000

Method: Private Sale

Date: 10/03/2023

Property Type: House

Land Size: 512 sqm approx



18 Kennelly Cr STRATFORD 3862 (REI/VG)

Agent Comments

3 2 2

Price: \$490,000

Method: Private Sale

Date: 07/10/2022

Property Type: House

Land Size: 736 sqm approx



10 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000

Method: Private Sale

Date: 30/11/2022

Property Type: House

Land Size: 759 sqm approx

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