## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

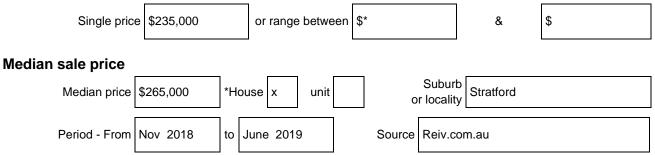


78 Macarthur St Sale Vic 3850 03 5143 0090 Susan Mitrevski 0490 672 740 susan@fnsale.com.au



## Property offered for sale 11 Vaughan Street Stratford Vic 3862

Indicative selling price for the meaning of this price see consumer.vic.gov.au/underquoting



## **Comparable property sales**

**A**<sup>\*</sup> These are the three properties sold within five kilometres<sup>\*</sup> of the property for sale in the last 12 months/18 months<sup>\*</sup> 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 |
|---------------------------------|-----------|--------------|
| 9 Thomson St Stratford Vic 3862 | \$250,000 | 9.11.18      |
| 15 Jones St Stratford Vic       | \$231,000 | 30.11.18     |
| 56 McFarlane St Stratford       | \$245,000 | 11.01.19     |

