

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	2 Ducret Court, Stratford Vic 3862
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$449,500

Median sale price

Median price	\$285,000	Hou	ise X	Unit		Suburb or locality	Stratford
Period - From	01/07/2017	to	30/06/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

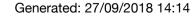
Address of comparable property

	are on the same property		2000 01 0010
1	97 Mcmillan St STRATFORD 3862	\$471,000	09/04/2018
2	4 Buckley St STRATFORD 3862	\$470,000	06/12/2017
3	1 Jones St STRATFORD 3862	\$450,000	30/06/2017

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 eighteen months.

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



Date of sale





Price



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> **Indicative Selling Price** \$449,500

Median House Price Year ending June 2018: \$285,000





Property Type: Land Land Size: 878 sqm approx

Agent Comments



Comparable Properties







Price: \$471,000 Method: Private Sale Date: 09/04/2018 Rooms: 8

Property Type: House

Land Size: 2789 sqm approx

4 Buckley St STRATFORD 3862 (REI/VG)







Price: \$470,000 Method: Private Sale Date: 06/12/2017

Rooms: 9

Property Type: House

Land Size: 2700 sqm approx

1 Jones St STRATFORD 3862 (REI/VG)





Price: \$450,000 Method: Private Sale Date: 30/06/2017

Rooms: 7

Property Type: House Land Size: 1447 sqm approx Agent Comments

Agent Comments

Agent Comments









