

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

2 Ducret Court, Stratford Vic 3862

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 House ☒ 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	Price	Date of sale
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.

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$449,500

Median House Price

Year ending June 2018: \$285,000



 4  2  4

Rooms: 7

Property Type: Land

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



97 Mcmillan St STRATFORD 3862 (REI/VG)

Agent Comments

 4  2  4

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)

Agent Comments

 4  2  5

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)

Agent Comments

 4  2  2

Price: \$450,000

Method: Private Sale

Date: 30/06/2017

Rooms: 7

Property Type: House

Land Size: 1447 sqm approx