

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 and
postcode

14 MOUNTAINVIEW DRIVE STRATFORD VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

Land

Suburb

Stratford

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

15 DAVIS STREET STRATFORD VIC 3862	\$410,000	07-Jul-23
2 WELLSFORD STREET STRATFORD VIC 3862	\$397,500	28-Jun-23
25 MCALISTER STREET STRATFORD VIC 3862	\$365,000	16-May-24

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: 28 October 2024



15 DAVIS STREET STRATFORD VIC 3862

Sold Price

\$410,000

Sold Date

07-Jul-23

 3

 1

 2

Distance

1.7km



2 WELLSFORD STREET STRATFORD VIC 3862

Sold Price

\$397,500

Sold Date

28-Jun-23

 3

 1

 1

Distance

1.59km



25 MCALISTER STREET STRATFORD VIC 3862

Sold Price

\$365,000

Sold Date

16-May-24

 3

 1

 1

Distance

1.25km



23 JONES STREET STRATFORD VIC 3862

Sold Price

\$380,000

Sold Date

14-Nov-23

 3

 1

 -

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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