

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

28 Buckley Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$295,000

Median sale price

Median price

\$360,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2020

to

31/12/2020

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	16 Thomson St STRATFORD 3862	\$292,000	09/03/2021
2	5 Bolden St STRATFORD 3862	\$285,000	08/05/2020
3	9 Mountainview Dr STRATFORD 3862	\$280,000	28/04/2020

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:

16/03/2021 10:30



3 -

Property Type: House (Res)
Land Size: 1033 sqm approx
Agent Comments

Indicative Selling Price
\$295,000

Median House Price
Year ending December 2020: \$360,000

Comparable Properties



16 Thomson St STRATFORD 3862 (REI)

Agent Comments

4 1 2

Price: \$292,000
Method: Private Sale
Date: 09/03/2021
Property Type: House



5 Bolden St STRATFORD 3862 (REI/VG)

Agent Comments

3 1 1

Price: \$285,000
Method: Private Sale
Date: 08/05/2020
Rooms: 5
Property Type: House
Land Size: 1134 sqm approx



9 Mountainview Dr STRATFORD 3862 (REI/VG) **Agent Comments**

3 1 2

Price: \$280,000
Method: Private Sale
Date: 28/04/2020
Property Type: House
Land Size: 1050 sqm approx