

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

15 Mountainview Drive, Stratford Vic 3862

Indicative selling price

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

Single price \$289,000

Median sale price

Median price \$373,500

Property Type House

Suburb Stratford

Period - From 01/07/2020

to 30/09/2020

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	4 Mountainview Dr STRATFORD 3862	\$308,000	02/07/2020
2	9 Mountainview Dr STRATFORD 3862	\$280,000	28/04/2020
3	6 Raymond St STRATFORD 3862	\$280,000	09/04/2020

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:

12/11/2020 14:40

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Indicative Selling Price

\$289,000

Median House Price

September quarter 2020: \$373,500



Property Type: House (Res)

Land Size: 785 sqm approx

Agent Comments

Comparable Properties



4 Mountainview Dr STRATFORD 3862 (REI/VG) Agent Comments



Price: \$308,000

Method: Private Sale

Date: 02/07/2020

Rooms: 6

Property Type: House

Land Size: 819 sqm approx



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



Price: \$280,000

Method: Private Sale

Date: 28/04/2020

Property Type: House

Land Size: 1050 sqm approx



6 Raymond St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 09/04/2020

Rooms: 5

Property Type: House

Land Size: 1012 sqm approx