

## 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

16 Old Redbank Road, Stratford Vic 3862

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$520,000

#### Median sale price

Median price \$311,000 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/01/2017 to 31/12/2017 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	186 Newton Dr STRATFORD 3862	\$535,000	10/04/2017
2	15 Wyndham St STRATFORD 3862	\$510,000	06/06/2017
3	641 Redbank Rd STRATFORD 3862	\$450,000	22/12/2016

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.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$520,000

**Median House Price**

Year ending December 2017: \$311,000



**Rooms:**

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 20000 sqm approx

Agent Comments

## Comparable Properties

**186 Newton Dr STRATFORD 3862 (VG)**

Agent Comments



**Price:** \$535,000

**Method:** Sale

**Date:** 10/04/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 31180 sqm approx

**15 Wyndham St STRATFORD 3862 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 06/06/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 20200 sqm approx

**641 Redbank Rd STRATFORD 3862 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 22/12/2016

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 40000 sqm approx