

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

141 Lee Street, Stratford Vic 3862

Indicative selling price

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

Range between

\$670,000

&

\$710,000

Median sale price

Median price

\$359,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2020

to

30/06/2021

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	125 Gooch Rd STRATFORD 3862	\$770,000	26/07/2021
2	24 Slavins La STRATFORD 3862	\$755,000	09/06/2021
3			

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.~~

This Statement of Information was prepared on:

03/08/2021 15:15



Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



125 Gooch Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 26/07/2021

Property Type: House

Land Size: 40000 sqm approx



24 Slavins La STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$755,000

Method: Private Sale

Date: 09/06/2021

Property Type: House

Land Size: 20234.30 sqm approx

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.