

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 Raymond Street, Stratford Vic 3862

Indicative selling price

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

Range between \$215,000

&

\$225,000

Median sale price*

Median price House Unit Suburb or locality

Period - From

to

Source

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	14 Mcalister St STRATFORD 3862	\$214,000	24/08/2017
2	23 Niel St STRATFORD 3862	\$212,000	17/08/2017
3	27 Raymond St STRATFORD 3862	\$210,000	23/03/2017

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.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1011 sqm approx

Agent Comments

Indicative Selling Price
\$215,000 - \$225,000
No median price available

Comparable Properties



14 Mcalister St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$214,000

Method: Private Sale

Date: 24/08/2017

Rooms: 5

Property Type: House

Land Size: 1152 sqm approx



23 Niel St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$212,000

Method: Auction Sale

Date: 17/08/2017

Rooms: -

Property Type: House

Land Size: 1019 sqm approx

27 Raymond St STRATFORD 3862 (VG)

Agent Comments



Price: \$210,000

Method: Sale

Date: 23/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 820 sqm approx