

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

1/34 Fitzroy Street, Stratford Vic 3862

Indicative selling price

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

Range between \$295,000 & \$320,000

Median sale price

Median price \$433,500 Property Type House Suburb Stratford

Period - From 01/07/2021 to 30/09/2021 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	56 Tyers St STRATFORD 3862	\$342,000	27/08/2021
2			
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:

05/01/2022 10:44

1/34 Fitzroy Street, Stratford Vic 3862

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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Indicative Selling Price

\$295,000 - \$320,000

Median House Price

September quarter 2021: \$433,500



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 313 sqm approx

Agent Comments

Comparable Properties



56 Tyers St STRATFORD 3862 (REI)

2 1 -

Price: \$342,000

Method: Private Sale

Date: 27/08/2021

Property Type: Townhouse (Single)

Agent Comments

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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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