

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

33 Dixon Street, Stratford Vic 3862

Indicative selling price

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

Single price \$399,950

Median sale price

Median price \$322,500 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/07/2018 to 30/06/2019 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	2 Ducret Ct STRATFORD 3862	\$422,000	04/06/2019
2	11 Lee St STRATFORD 3862	\$406,000	07/11/2018
3	28 Killeen St STRATFORD 3862	\$400,000	13/07/2019

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.

Victoria Cook

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Indicative Selling Price

\$399,950

Median House Price

Year ending June 2019: \$322,500



3 2 2

Rooms:

Property Type: House

Land Size: 1350 sqm approx

Agent Comments

Comparable Properties



2 Ducret Ct STRATFORD 3862 (VG)

Agent Comments

4 - -

Price: \$422,000

Method: Sale

Date: 04/06/2019

Rooms: -

Property Type: House (Res)

Land Size: 878 sqm approx



11 Lee St STRATFORD 3862 (REI)

Agent Comments

4 2 4

Price: \$406,000

Method: Private Sale

Date: 07/11/2018

Rooms: 9

Property Type: House



28 Killeen St STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$400,000

Method: Private Sale

Date: 13/07/2019

Rooms: 9

Property Type: House