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

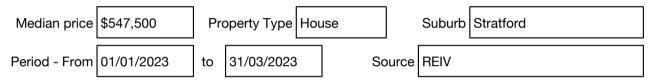
47 Killeen Street, Stratford Vic 3862

Indicative selling price

For the n	neaning	of this	price see c	consumer.v	/ic.gov.au/	underquoting	g

Single price \$680,000

Median sale price



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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	5 Ducret Ct STRATFORD 3862	\$735,000	27/01/2023
2	46 Carter St STRATFORD 3862	\$622,500	09/12/2022
3	9 Hardie PI STRATFORD 3862	\$615,000	22/12/2022

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 18 months.

This Statement of Information was prepared on:

08/05/2023 13:08



GRAHAM CHALMER





Property Type: House Land Size: 1046 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$680,000 Median House Price March quarter 2023: \$547,500

Comparable Properties



5 Ducret Ct STRATFORD 3862 (REI/VG)

Price: \$735,000 Method: Private Sale Date: 27/01/2023 Property Type: House Land Size: 1002 sqm approx Agent Comments



46 Carter St STRATFORD 3862 (REI/VG)



Price: \$622,500 Method: Private Sale Date: 09/12/2022 Property Type: House Land Size: 1370 sqm approx

9 Hardie PI STRATFORD 3862 (VG)

Agent Comments

Agent Comments



Price: \$615,000 Method: Sale Date: 22/12/2022 Property Type: House (Res) Land Size: 900 sqm approx

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



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