



3 2 2

Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 20000 sqm

Agent Comments

Comparable Properties



35 Llowalong Rd STRATFORD 3862 (VG)

Agent Comments

5 - -

Price: \$430,000

Method: Sale

Date: 15/05/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 4000 sqm



151 Newton Dr STRATFORD 3862 (REI/VG)

Agent Comments

4 2 4

Price: \$424,000

Method: Private Sale

Date: 24/05/2016

Rooms: -

Property Type: House

Land Size: 39660 sqm



52 Slavins La STRATFORD 3862 (REI)

Agent Comments

3 1 4

Price: \$359,950

Method: Private Sale

Date: 02/12/2016

Rooms: 5

Property Type: House

Land Size: 9307 sqm

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

23 Carter Street, Stratford Vic 3862

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$322,000

House

X

Suburb or locality

Stratford

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
35 Llowalong Rd STRATFORD 3862	\$430,000	15/05/2016
151 Newton Dr STRATFORD 3862	\$424,000	24/05/2016
52 Slavins La STRATFORD 3862	\$359,950	02/12/2016