

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

13 Mountainview Drive, Stratford Vic 3862

Indicative selling price

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

Range between

\$430,000

&

\$465,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2021

to

31/12/2021

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 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
1	38 Bolden St STRATFORD 3862	\$450,000	01/12/2021
2	16 Jones St STRATFORD 3862	\$417,000	26/10/2021
3	56 Wellsford St STRATFORD 3862	\$385,000	23/08/2021

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:

31/01/2022 11:09

13 Mountainview Drive, Stratford Vic 3862

GRAHAM CHALMER
PTY. LTD.

Matt Cutler

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Indicative Selling Price

\$430,000 - \$465,000

Median House Price

December quarter 2021: \$425,000



3 2 2

Property Type: House

Land Size: 802 sqm approx

Agent Comments

Comparable Properties



38 Bolden St STRATFORD 3862 (REI/VG)

Agent Comments

4 2 5

Price: \$450,000

Method: Private Sale

Date: 01/12/2021

Property Type: House

Land Size: 820 sqm approx



16 Jones St STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$417,000

Method: Sale

Date: 26/10/2021

Property Type: House (Res)

Land Size: 1034 sqm approx



56 Wellsford St STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$385,000

Method: Sale

Date: 23/08/2021

Property Type: House (Res)

Land Size: 952 sqm approx

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



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