

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 Mountain View Drive, 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

Property Type House

Suburb 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 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	11 Lee St STRATFORD 3862	\$406,000	07/11/2018
2	10 Neilson Ct STRATFORD 3862	\$400,000	16/08/2019
3	14 Wattlebird St STRATFORD 3862	\$390,000	05/04/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



Property Type: House (Previously Occupied - Detached)
Land Size: 10000 sqm approx
Agent Comments

Indicative Selling Price
\$399,950

Median House Price
Year ending June 2019: \$322,500

Comparable Properties



11 Lee St STRATFORD 3862 (REI)

Agent Comments



Price: \$406,000
Method: Private Sale
Date: 07/11/2018
Rooms: 9
Property Type: House



10 Neilson Ct STRATFORD 3862 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 16/08/2019
Rooms: 9
Property Type: House



14 Wattlebird St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 05/04/2019
Rooms: 9
Property Type: House
Land Size: 808 sqm approx