### 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

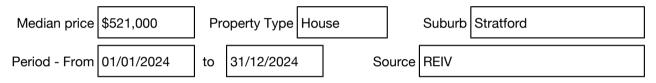
10 Fleming Street, Stratford Vic 3862

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the	meaning	of this	price see	consumer	.vic.gov.au	I/underquoting
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Single price \$634,950

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	2 Warnock Way STRATFORD 3862	\$612,000	15/01/2025
2	84 Blackburn St STRATFORD 3862	\$585,000	30/10/2024
3	4 Fleming St STRATFORD 3862	\$599,000	16/10/2023

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:

06/02/2025 16:31



# GRAHAM CHALMER



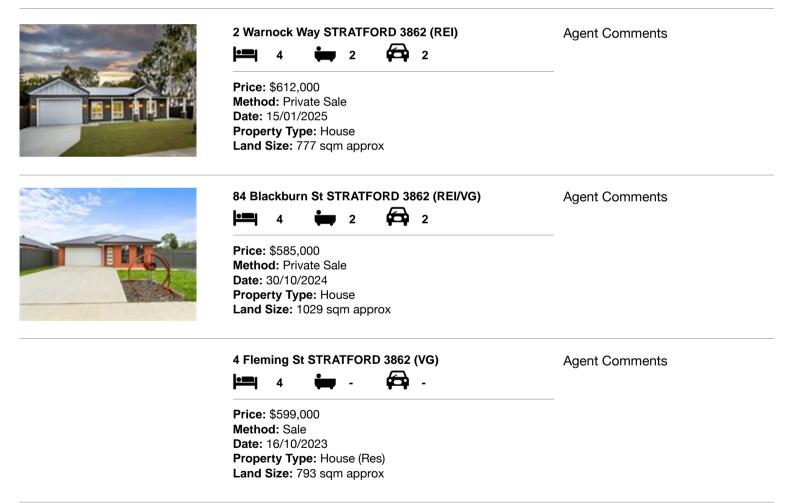


Property Type: House Land Size: 800 sqm approx Agent Comments 0351439206 0419381832 cjmorrison@chalmer.com.au

Chris Morrison

Indicative Selling Price \$634,950 Median House Price Year ending December 2024: \$521,000

## **Comparable Properties**



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



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