

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

97 Mcmillan Street, Stratford Vic 3862

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$311,000 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/01/2017 to 31/12/2017 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 eighteen 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	4 Buckley St STRATFORD 3862	\$470,000	06/12/2017
2	64 Mcmillan St STRATFORD 3862	\$470,000	13/12/2017
3	419 Airly Rd AIRLY 3851	\$465,000	08/12/2016

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 eighteen months.



Rooms:

Property Type: Land

Land Size: 2804 sqm approx

Agent Comments

Comparable Properties



4 Buckley St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 06/12/2017

Rooms: 9

Property Type: House

Land Size: 2700 sqm approx



64 Mcmillan St STRATFORD 3862 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 13/12/2017

Rooms: 9

Property Type: House

Land Size: 4117 sqm approx



419 Airly Rd AIRLY 3851 (REI/VG)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 08/12/2016

Rooms: 8

Property Type: House

Land Size: 10117 sqm approx