

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	97 Mcmillan Street, Stratford Vic 3862
Including suburb or	
locality andpostcode	

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	Hou	ise X	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)

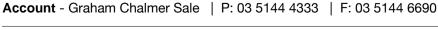
Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Date of sale Price

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.











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> **Indicative Selling Price** \$495,000

Median House Price

Year ending December 2017: \$311,000





Property Type: Land Land Size: 2804 sqm approx

Agent Comments

Comparable Properties



4 Buckley St STRATFORD 3862 (REI/VG)



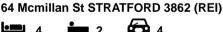


Price: \$470.000 Method: Private Sale Date: 06/12/2017 Rooms: 9

Property Type: House

Land Size: 2700 sqm approx







Price: \$470,000

Method: Private Sale Date: 13/12/2017

Rooms: 9

Property Type: House

Land Size: 4117 sqm approx

Agent Comments

Agent Comments



419 Airly Rd AIRLY 3851 (REI/VG)

Rooms: 8





Price: \$465,000 Method: Private Sale Date: 08/12/2016

Property Type: House

Land Size: 10117 sqm approx

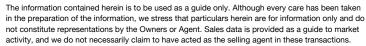
Agent Comments

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



propertydata





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