

# 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 46-54 Merrick Street, Stratford Vic 3862  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$769,000

### Median sale price

Median price \$530,000 Property Type House Suburb Stratford

Period - From 01/10/2024 to 31/12/2024 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	53 Gooch Rd STRATFORD 3862	\$780,000	07/07/2024
2	8 Galway Dr STRATFORD 3862	\$770,000	08/04/2024
3	116 Briagolong Rd STRATFORD 3862	\$740,000	04/12/2023

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:

18/02/2025 15:41

Ferg Horan  
5144 4333  
0417 123 162  
fhoran@chalmer.com.au



4   2   4

**Property Type:** House  
**Land Size:** 14450 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$769,000  
**Median House Price**  
December quarter 2024: \$530,000

## Comparable Properties



**53 Gooch Rd STRATFORD 3862 (VG)**

**Agent Comments**

4   -   -

**Price:** \$780,000  
**Method:** Sale  
**Date:** 07/07/2024  
**Property Type:** House (Res)  
**Land Size:** 18460 sqm approx



**8 Galway Dr STRATFORD 3862 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Land Size:** 6244 sqm approx



**116 Briagolong Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** House  
**Land Size:** 31000 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.