

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

86 Tyers Street, 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	\$407,000	11/10/2018
2	28 Killeen St STRATFORD 3862	\$400,000	13/07/2019
3	332 Redbank Rd STRATFORD 3862	\$400,000	04/02/2019

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:

17/09/2019 14:20



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 2022 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 (VG)

Agent Comments

4 - -

Price: \$407,000

Method: Sale

Date: 11/10/2018

Property Type: House (Res)

Land Size: 1092 sqm approx



28 Killeen St STRATFORD 3862 (REI/VG)

Agent Comments

4 2 2

Price: \$400,000

Method: Private Sale

Date: 13/07/2019

Rooms: 9

Property Type: House

Land Size: 787 sqm approx



332 Redbank Rd STRATFORD 3862 (REI/VG)

Agent Comments

5 2 2

Price: \$400,000

Method: Sold Before Auction

Date: 04/02/2019

Rooms: 8

Property Type: House (Res)

Land Size: 20000 sqm approx