

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

34 Merrick Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$343,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2018

to

30/09/2019

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	53 Wyndham St STRATFORD 3862	\$365,000	04/10/2019
2	29 Buckley St STRATFORD 3862	\$355,000	02/08/2019
3	16a Princes Hwy STRATFORD 3862	\$336,500	01/08/2019

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:

26/10/2019 09:21

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Indicative Selling Price

\$349,000

Median House Price

Year ending September 2019: \$343,000



Property Type: House (Previously Occupied - Detached)

Land Size: 856 sqm approx

Agent Comments

Comparable Properties



53 Wyndham St STRATFORD 3862 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 04/10/2019

Rooms: 7

Property Type: House



29 Buckley St STRATFORD 3862 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 02/08/2019

Rooms: 7

Property Type: House

Land Size: 801 sqm approx



16a Princes Hwy STRATFORD 3862 (VG)

Agent Comments



Price: \$336,500

Method: Sale

Date: 01/08/2019

Property Type: House (Res)

Land Size: 1316 sqm approx