Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Peters Drive, Stratford Vic 3862

Indicative selling price

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

Single price \$499,000

Median sale price

Median price	\$425,000	Pro	perty Type Hou	lse		Suburb	Stratford
Period - From	01/10/2021	to	31/12/2021	So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	3 Findley Ct STRATFORD 3862	\$520,000	14/10/2021
2	6 Vaughan St STRATFORD 3862	\$495,000	23/11/2021
3			

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.

This Statement of Information was prepared on:

27/01/2022 16:55



GRAHAM CHALMER





Property Type: Land Land Size: 772 sqm approx Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$499,000 Median House Price December quarter 2021: \$425,000

Comparable Properties



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.

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

propertydata



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