

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

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

Property Type

House

Suburb

Stratford

Period - From

01/10/2021

to

31/12/2021

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 eighteen 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	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

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Indicative Selling Price

\$499,000

Median House Price

December quarter 2021: \$425,000



Property Type: Land

Land Size: 772 sqm approx

Agent Comments

Comparable Properties



3 Findley Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 800 sqm approx



6 Vaughan St STRATFORD 3862 (VG)

Agent Comments



Price: \$495,000

Method: Sale

Date: 23/11/2021

Property Type: House (Res)

Land Size: 992 sqm approx

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