

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

12 Kelly Court, Stratford Vic 3862

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2019

to

30/06/2020

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	6 Gilchrist Ct STRATFORD 3862	\$445,000	28/07/2020
2	28 Killeen St STRATFORD 3862	\$400,000	13/07/2019
3	27 Buckley St STRATFORD 3862	\$388,000	04/10/2019

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:

07/08/2020 14:02



Property Type: Land

Land Size: 987 sqm approx

Agent Comments

Comparable Properties



6 Gilchrist Ct STRATFORD 3862 (REI)

Agent Comments



Price: \$445,000

Method: Private Sale

Date: 28/07/2020

Rooms: 8

Property Type: House

Land Size: 985 sqm approx



28 Killeen St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 13/07/2019

Rooms: 9

Property Type: House

Land Size: 787 sqm approx



27 Buckley St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$388,000

Method: Private Sale

Date: 04/10/2019

Rooms: 7

Property Type: House

Land Size: 800 sqm approx