

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

19 Hardie Place, Stratford Vic 3862

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$547,500

Property Type

House

Suburb

Stratford

Period - From

01/01/2023

to

31/03/2023

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	35 Killeen St STRATFORD 3862	\$560,000	06/02/2023
2	5 Sittella Ct STRATFORD 3862	\$550,000	17/04/2023
3	42B Hobson St STRATFORD 3862	\$550,000	12/09/2022

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:

03/05/2023 16:05

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$560,000

Median House Price

March quarter 2023: \$547,500



Property Type: Land

Land Size: 1099 sqm approx

Agent Comments

Comparable Properties



35 Killeen St STRATFORD 3862 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 06/02/2023

Property Type: House

Land Size: 680 sqm approx



5 Sittella Ct STRATFORD 3862 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/04/2023

Property Type: House

Land Size: 960 sqm approx

42B Hobson St STRATFORD 3862 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 12/09/2022

Property Type: House (Res)

Land Size: 714 sqm approx

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