Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$450,000

Property offered for sale

Address	20 Mitchell Road, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$525,000

28 Mitchell Rd STRATFORD 3862

Median sale price

Median price \$480,000	Property Type	House	Suburb	Stratford
Period - From 01/07/2023	to 30/06/202	4 Sc	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 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	4 Kelly Ct STRATFORD 3862	\$540,000	13/09/2024
2	23 Mitchell Rd STRATFORD 3862	\$545,000	26/07/2024

OR

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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:	17/09/2024 10:44



21/05/2024



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$525,000

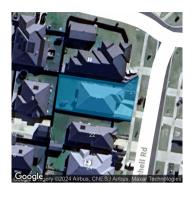
Median House Price Year ending June 2024: \$480,000







Property Type: Land Land Size: 573 sqm approx **Agent Comments**



Comparable Properties



4 Kelly Ct STRATFORD 3862 (REI)







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Price: \$540.000 Method: Private Sale Date: 13/09/2024 Property Type: House Land Size: 800 sqm approx **Agent Comments**



23 Mitchell Rd STRATFORD 3862 (REI/VG)

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Price: \$545,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 720 sqm approx Agent Comments



28 Mitchell Rd STRATFORD 3862 (REI/VG)

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Price: \$450,000 Method: Private Sale Date: 21/05/2024 Property Type: House Land Size: 561 sqm approx Agent Comments

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



