

# 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

20 Mitchell Road, Stratford Vic 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$525,000

### Median sale price

Median price

\$480,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2023

to

30/06/2024

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 | 4 Kelly Ct STRATFORD 3862      | \$540,000 | 13/09/2024   |
| 2 | 23 Mitchell Rd STRATFORD 3862  | \$545,000 | 26/07/2024   |
| 3 | 28 Mitchell Rd STRATFORD 3862  | \$450,000 | 21/05/2024   |

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:

17/09/2024 10:44

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)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 13/09/2024  
**Property Type:** House  
**Land Size:** 800 sqm approx



**23 Mitchell Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**



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



**28 Mitchell Rd STRATFORD 3862 (REI/VG)**

**Agent Comments**



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

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