

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

38 Wyndham Street, Stratford Vic 3862

Indicative selling price

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

Single price \$265,000

Median sale price

Median price \$285,000 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/07/2017 to 30/06/2018 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	34 Wyndham St STRATFORD 3862	\$266,000	07/02/2017
2	32 Wyndham St STRATFORD 3862	\$250,000	22/01/2018
3	8 Wellsford St STRATFORD 3862	\$245,000	09/04/2018

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.

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$265,000

Median House Price

Year ending June 2018: \$285,000



 3  2  2

Rooms:

Property Type: House

Land Size: 1060 sqm approx

Agent Comments

Comparable Properties



34 Wyndham St STRATFORD 3862 (REI)

Agent Comments

 3  1  3

Price: \$266,000

Method: Private Sale

Date: 07/02/2017

Rooms: -

Property Type: House

Land Size: 1000 sqm approx



32 Wyndham St STRATFORD 3862 (REI/VG)

Agent Comments

 4  2  1

Price: \$250,000

Method: Private Sale

Date: 22/01/2018

Rooms: 7

Property Type: House

Land Size: 535 sqm approx



8 Wellsford St STRATFORD 3862 (REI/VG)

Agent Comments

 4  1  3

Price: \$245,000

Method: Private Sale

Date: 09/04/2018

Rooms: 6

Property Type: House

Land Size: 598 sqm approx