

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

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	38 Wyndham Street, Stratford Vic 3862						
Including suburb or							

		_
Indicative	sellina	price

locality andpostcode

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

Single price \$265,000

Median sale price

Median price	\$285,000	Hou	ise X	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)

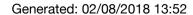
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.











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> **Indicative Selling Price** \$265,000

Median House Price Year ending June 2018: \$285,000









Property Type: House Land Size: 1060 sqm approx

Agent Comments





34 Wyndham St STRATFORD 3862 (REI)

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Price: \$266.000 Method: Private Sale Date: 07/02/2017

Rooms: -

Property Type: House

Land Size: 1000 sqm approx

Agent Comments



32 Wyndham St STRATFORD 3862 (REI/VG)







Price: \$250,000 Method: Private Sale Date: 22/01/2018

Rooms: 7

Property Type: House Land Size: 535 sqm approx **Agent Comments**



8 Wellsford St STRATFORD 3862 (REI/VG)







Price: \$245,000 Method: Private Sale Date: 09/04/2018

Rooms: 6

Property Type: House Land Size: 598 sqm approx Agent Comments



