

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

48 Wyndham Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$318,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2021

to

31/03/2021

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	19 Mountainview Dr STRATFORD 3862	\$310,000	27/01/2021
2	4 Mountainview Dr STRATFORD 3862	\$308,000	02/07/2020
3	26 Jones St STRATFORD 3862	\$296,000	11/12/2020

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:

05/05/2021 14:33

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Property Type:
Agent Comments

Indicative Selling Price
\$318,000

Median House Price
March quarter 2021: \$430,000

Comparable Properties



19 Mountainview Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 27/01/2021
Property Type: House



4 Mountainview Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$308,000
Method: Private Sale
Date: 02/07/2020
Rooms: 6
Property Type: House



26 Jones St STRATFORD 3862 (REI)

Agent Comments



Price: \$296,000
Method: Private Sale
Date: 11/12/2020
Rooms: 6
Property Type: House
Land Size: 1234 sqm approx