# 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	125 Gooch 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 \$775,000

### Median sale price

Median price	\$430,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	272 Nordens La MAFFRA 3860	\$800,000	02/02/2021
2	32 Cardice Dr STRATFORD 3862	\$792,000	09/12/2020
3	58 Hughes Rd COBAINS 3851	\$785,000	10/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/05/2021 09:12





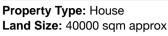
Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

> **Indicative Selling Price** \$775,000 **Median House Price**

March quarter 2021: \$430,000







**Agent Comments** 



# Comparable Properties



272 Nordens La MAFFRA 3860 (REI)

**-** 5





Price: \$800,000 Method: Private Sale Date: 02/02/2021

Property Type: House

**Agent Comments** 



32 Cardice Dr STRATFORD 3862 (REI/VG)

**---** 5





**3** 10

Price: \$792,000 Method: Private Sale Date: 09/12/2020 Property Type: House

Land Size: 24000 sqm approx

**Agent Comments** 



58 Hughes Rd COBAINS 3851 (REI)





Price: \$785,000 Method: Private Sale Date: 10/06/2020 Rooms: 12

Property Type: House - Semi-detached

Land Size: 121410 sqm approx

Agent Comments

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



