

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

125 Gooch Road, Stratford Vic 3862

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

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	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 comparable properties 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

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Indicative Selling Price

\$775,000

Median House Price

March quarter 2021: \$430,000



 5  2  6

Property Type: House

Land Size: 40000 sqm approx

Agent Comments

Comparable Properties



272 Nordens La MAFFRA 3860 (REI)

Agent Comments

 5  3  2

Price: \$800,000

Method: Private Sale

Date: 02/02/2021

Property Type: House



32 Cardice Dr STRATFORD 3862 (REI/VG)

Agent Comments

 5  2  10

Price: \$792,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 24000 sqm approx



58 Hughes Rd COBAINS 3851 (REI)

Agent Comments

 4  3  14

Price: \$785,000

Method: Private Sale

Date: 10/06/2020

Rooms: 12

Property Type: House - Semi-detached

Land Size: 121410 sqm approx