

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

39B McMillian St, Stratford Vic 3862

Indicative selling price

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

Single price \$549,000

Median sale price

Median price \$481,250

Property Type House

Suburb Stratford

Period - From 01/04/2023

to 31/03/2024

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	23 Redbank Rd STRATFORD 3862	\$560,000	13/02/2024
2	10 Wattlebird St STRATFORD 3862	\$546,000	21/07/2023
3	29 Buckley St STRATFORD 3862	\$545,000	26/06/2024

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:

28/06/2024 13:06

Matt Cutler
51439207
0438356761

matthewc@chalmer.com.au

Indicative Selling Price
\$549,000

Median House Price
Year ending March 2024: \$481,250



Property Type:
Agent Comments

Comparable Properties



23 Redbank Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 13/02/2024
Property Type: House
Land Size: 801 sqm approx



10 Wattlebird St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$546,000
Method: Private Sale
Date: 21/07/2023
Property Type: House
Land Size: 787 sqm approx



29 Buckley St STRATFORD 3862 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 801 sqm approx

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