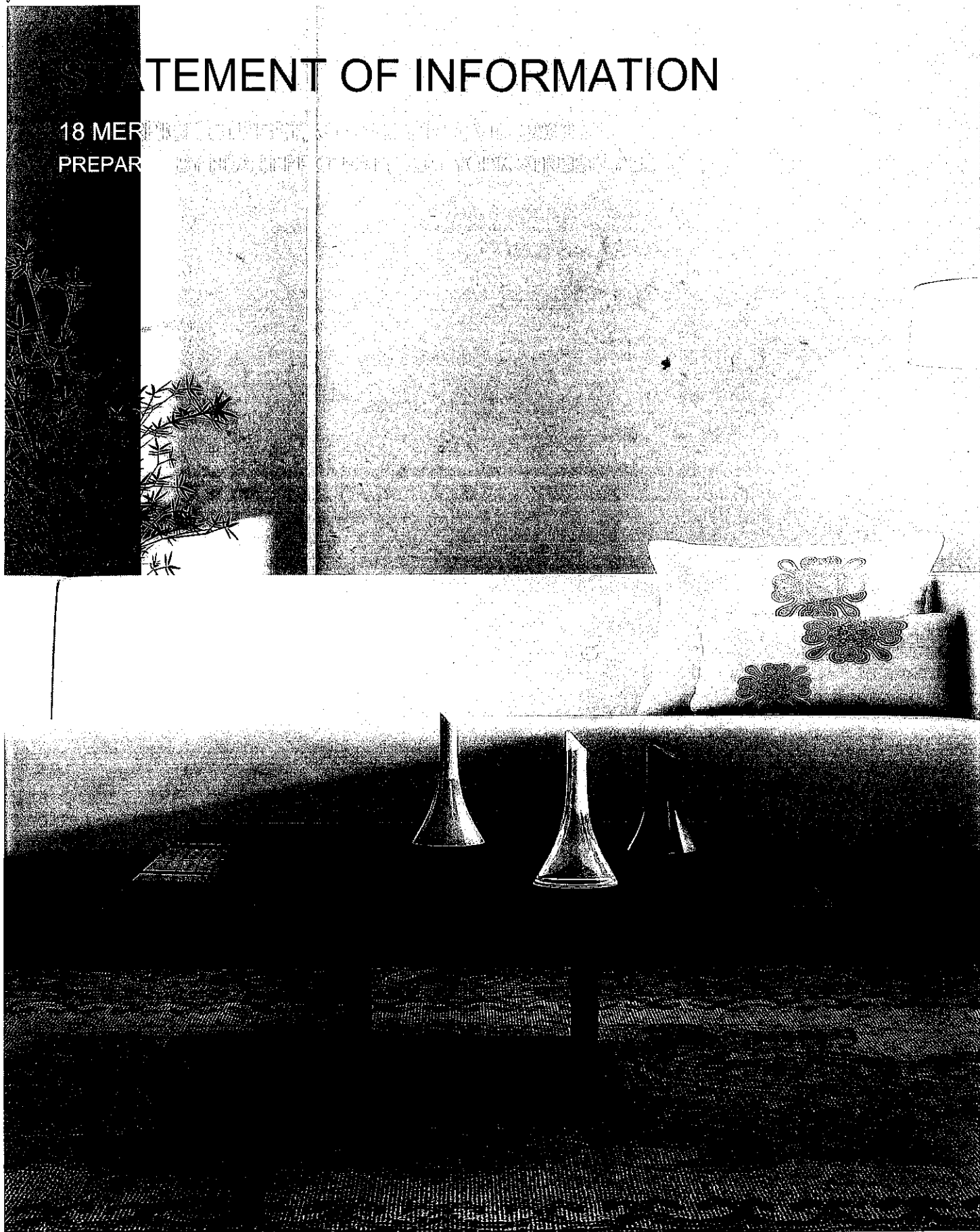


STATEMENT OF INFORMATION

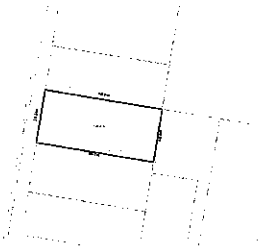
18 MERIDIAN COURT, SUITE 100, WILLOW GROVE, PA 19094

PREPARED BY: NADIA P. CHAKRABARTY, REAL ESTATE AGENT



STATEMENT OF INFORMATION

Section 4/AF of the Estate Agents Act 1980



18 MERRICK STREET, STRATFORD, VIC



3



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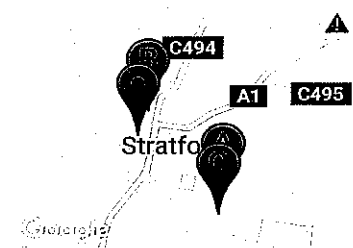
-

Indicative Selling Price

For the meaning of this price see our statement on our website

Price Range: \$384,000 to \$424,000

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$318,000

01 October 2016 to 30 September 2017



COMPARABLE PROPERTIES

Information provided for comparative purposes only. This information is not intended to be used as a basis for a sale or purchase of property. The information is provided for your information only and is not intended to be used as a basis for a sale or purchase of property.



48 BOLDEN ST, STRATFORD, VIC 3862



4



2

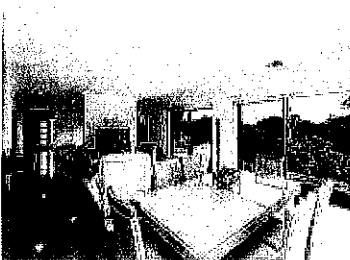


5

Sale Price

\$415,000

16/11/2017



1 JONES ST, STRATFORD, VIC 3862



4



2



2

Sale Price

\$450,000

16/11/2017



14 BUCKLEY ST, STRATFORD, VIC 3862



5



2



6

Sale Price

\$369,000

16/11/2017

This report has been compiled on 16/11/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 MERRICK STREET, STRATFORD, VIC 3862

Indicative selling price

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

Price Range: \$384,000 to \$424,000

Median sale price

Median price

\$318,000

House

☒

Unit

☐

Suburb

STRATFORD

Period

01 October 2016 to 30 September
2017

Source

 pricefinder

Comparable property sales

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
48 BOLDEN ST, STRATFORD, VIC 3862	\$415,000	17/07/2017
1 JONES ST, STRATFORD, VIC 3862	\$450,000	20/06/2017
14 BUCKLEY ST, STRATFORD, VIC 3862	\$369,000	18/09/2017