

STATEMENT OF INFORMATION

4 WELLSFORD STREET, STRATFORD, VIC-3862

PREPARED BY MARK HURST, HEART PROPERTY, PHONE: 0409 442 532

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 WELLSFORD STREET, STRATFORD, VIC  4  2  2

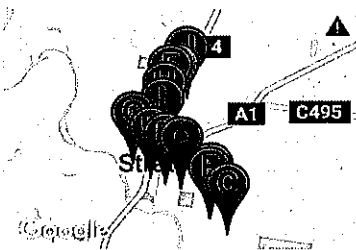
Indicative Selling Price

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

Price Range: \$259,000 to \$287,000

Provided by: Mark Hurst, Heart Property

MEDIAN SALE PRICE




STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

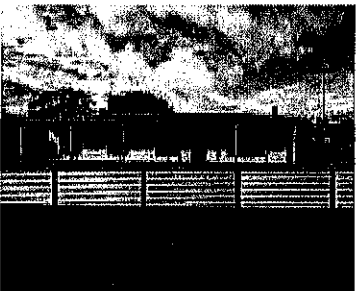
\$287,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



66 MCFARLANE ST, STRATFORD, VIC 3862  4  1  4

Sale Price

\$275,000

Sale Date: 17/10/2017

Distance from Property: 1.1km



18 MCFARLANE ST, STRATFORD, VIC 3862  4  1  2

Sale Price

\$265,000

Sale Date: 15/03/2017

Distance from Property: 222m



26 BUCKLEY ST, STRATFORD, VIC 3862  4  2  4

Sale Price

\$278,000

Sale Date: 22/12/2016

Distance from Property: 932m



This report has been compiled on 05/01/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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38 BOLDEN ST, STRATFORD, VIC 3862

4 2 5

Sale Price

\$282,000

Sale Date: 06/10/2016

Distance from Property: 558m



12 DAVIS ST, STRATFORD, VIC 3862

4 2 5

Sale Price

\$255,000

Sale Date: 06/10/2016

Distance from Property: 595m



25 FITZROY ST, STRATFORD, VIC 3862

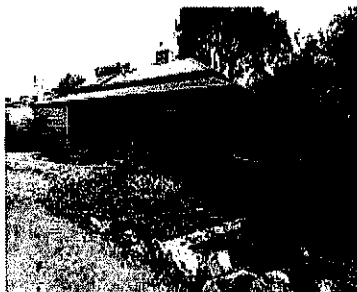
3 2 1

Sale Price

***\$290,000**

Sale Date: 29/11/2017

Distance from Property: 1.1km



4 MERRICK ST, STRATFORD, VIC 3862

3 3 -

Sale Price

\$250,000

Sale Date: 20/10/2017

Distance from Property: 746m



17 JONES ST, STRATFORD, VIC 3862

3 1 4

Sale Price

\$270,000




Sale Date: 13/09/2017

Distance from Property: 867m





25 RAYMOND ST, STRATFORD, VIC 3862

 3  2  2

Sale Price




\$260,000

Sale Date: 12/09/2017

Distance from Property: 641m



1 STADDON CRT, STRATFORD, VIC 3862

 3  2  1

Sale Price

\$297,000

Sale Date: 30/09/2016

Distance from Property: 1.4km



20 BLACKBURN ST, STRATFORD, VIC 3862

 3  1  2

Sale Price

\$275,000

Sale Date: 26/09/2016

Distance from Property: 428m



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

4 WELLSFORD STREET, STRATFORD, VIC 3862

Indicative selling price

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

Price Range: \$259,000 to \$287,000

Median sale price

Median price

\$287,500

House

X

Unit

Suburb

STRATFORD

Period

01 January 2017 to 31 December
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
66 MCFARLANE ST, STRATFORD, VIC 3862	\$275,000	17/10/2017
18 MCFARLANE ST, STRATFORD, VIC 3862	\$265,000	15/03/2017
26 BUCKLEY ST, STRATFORD, VIC 3862	\$278,000	22/12/2016
38 BOLDEN ST, STRATFORD, VIC 3862	\$282,000	06/10/2016

12 DAVIS ST, STRATFORD, VIC 3862	\$255,000	06/10/2016
25 FITZROY ST, STRATFORD, VIC 3862	*\$290,000	29/11/2017
4 MERRICK ST, STRATFORD, VIC 3862	\$250,000	20/10/2017
17 JONES ST, STRATFORD, VIC 3862	\$270,000	13/09/2017
25 RAYMOND ST, STRATFORD, VIC 3862	\$260,000	12/09/2017
1 STADDON CRT, STRATFORD, VIC 3862	\$297,000	30/09/2016
20 BLACKBURN ST, STRATFORD, VIC 3862	\$275,000	26/09/2016

