

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

26 Dawson Street, Stratford Vic 3862

Indicative selling price

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

Range between \$330,000 & \$363,000

Median sale price

Median price \$425,000

Property Type House

Suburb Stratford

Period - From 01/10/2021

to 31/12/2021

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	15 Thomson St STRATFORD 3862	\$370,000	04/11/2021
2	18 Jones St STRATFORD 3862	\$370,000	21/07/2021
3	28 Wyndham St STRATFORD 3862	\$340,000	02/03/2021

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:

25/02/2022 10:22

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

Indicative Selling Price

\$330,000 - \$363,000

Median House Price

December quarter 2021: \$425,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



15 Thomson St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 04/11/2021

Property Type: House

Land Size: 1005 sqm approx



18 Jones St STRATFORD 3862 (VG)

Agent Comments



Price: \$370,000

Method: Sale

Date: 21/07/2021

Property Type: House (Res)

Land Size: 1042 sqm approx



28 Wyndham St STRATFORD 3862 (VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 02/03/2021

Property Type: House (Res)

Land Size: 816 sqm approx

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