

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

62 Heath Road, Stratford Vic 3862

Indicative selling price

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

Single price

\$699,000

Median sale price

Median price

\$487,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2022

to

30/09/2022

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	55 Newton Dr STRATFORD 3862	\$775,000	12/08/2022
2	86 Gooch Rd STRATFORD 3862	\$770,000	16/02/2022
3	24 Slavins La STRATFORD 3862	\$755,000	09/06/2021

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:

22/11/2022 16:20

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Indicative Selling Price

\$699,000

Median House Price

September quarter 2022: \$487,000


Property Type: Hobby Farm < 20
 ha (Rur)

Land Size: 41100 sqm approx

Agent Comments

Comparable Properties


55 Newton Dr STRATFORD 3862 (REI/VG)
Agent Comments

Price: \$775,000

Method: Private Sale

Date: 12/08/2022

Property Type: House

Land Size: 47900 sqm approx

86 Gooch Rd STRATFORD 3862 (REI)
Agent Comments

Price: \$770,000

Method: Private Sale

Date: 16/02/2022

Property Type: House

Land Size: 40500 sqm approx

24 Slavins La STRATFORD 3862 (REI/VG)
Agent Comments

Price: \$755,000

Method: Private Sale

Date: 09/06/2021

Property Type: House

Land Size: 20234.30 sqm approx

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