

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

86 Blackburn Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$645,000

Median sale price

Median price

\$547,500

Property Type

House

Suburb

Stratford

Period - From

01/01/2023

to

31/03/2023

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 eighteen 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	14 Hardie PI STRATFORD 3862	\$775,000	31/05/2023
2	47 Killeen St STRATFORD 3862	\$660,000	13/06/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

26/06/2023 16:35

Victoria Cook

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Indicative Selling Price

\$645,000

Median House Price

March quarter 2023: \$547,500



Property Type: Land

Agent Comments

Comparable Properties



14 Hardie PI STRATFORD 3862 (REI)

Agent Comments



Price: \$775,000

Method: Private Sale

Date: 31/05/2023

Property Type: House

Land Size: 1048 sqm approx



47 Killeen St STRATFORD 3862 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 1046 sqm approx

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 eighteen months.

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