

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

27 Dawson Street Stratford VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$295,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$271,750

*House

X

*Unit

Suburb

Stratford

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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

17 Jones Street Stratford VIC 3862	\$270,000	13-Sep-17
66 McFarlane Street Stratford VIC 3862	\$275,000	17-Oct-17
31 Fitzroy Street Stratford VIC 3862	\$275,000	31-Oct-18

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.~~

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17 Jones Street Stratford VIC 3862

Sold Price

\$270,000

Sold Date

13-Sep-17

 3

 1

 2

Distance

0.14km



66 McFarlane Street Stratford VIC 3862

Sold Price

\$275,000

Sold Date

17-Oct-17

 4

 1

 2

Distance

0.41km



31 Fitzroy Street Stratford VIC 3862

Sold Price

Sold Date

31-Oct-18

 4

 2

 2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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