

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

38 Avonlea Estate Road, Stratford Vic 3862

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$315,500 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/04/2017 to 31/03/2018 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	66 Cardice Dr STRATFORD 3862	\$525,000	06/02/2017
2	16 Old Redbank Rd STRATFORD 3862	\$515,000	24/04/2018
3	28 Dermody Rd STRATFORD 3862	\$510,000	14/12/2017

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.

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Indicative Selling Price

\$520,000

Median House Price

Year ending March 2018: \$315,500



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



66 Cardice Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 06/02/2017

Rooms: -

Property Type: House

Land Size: 20000 sqm approx



16 Old Redbank Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 24/04/2018

Rooms: 8

Property Type: House - Semi-detached



28 Dermody Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 14/12/2017

Rooms: 10

Property Type: House

Land Size: 40468 sqm approx