

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

47 Killeen Street, Stratford Vic 3862

Indicative selling price

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

Single price \$839,950

Median sale price

Median price \$509,500

Property Type House

Suburb Stratford

Period - From 01/10/2023

to 30/09/2024

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	87 Newton Dr STRATFORD 3862	\$820,000	04/10/2024
2	53 Gooch Rd STRATFORD 3862	\$780,000	07/07/2024
3	177 Newton Dr STRATFORD 3862	\$800,000	08/04/2024

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:

16/01/2025 13:35

Matt Cutler

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Indicative Selling Price

\$839,950

Median House Price

Year ending September 2024: \$509,500



4 2 2

Property Type: House

Land Size: 1046 sqm approx

[Agent Comments](#)

Comparable Properties



87 Newton Dr STRATFORD 3862 (REI)

[Agent Comments](#)

4 1 2

Price: \$820,000

Method: Private Sale

Date: 04/10/2024

Property Type: House

Land Size: 23900 sqm approx



53 Gooch Rd STRATFORD 3862 (VG)

[Agent Comments](#)

4 - -

Price: \$780,000

Method: Sale

Date: 07/07/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 18460 sqm approx



177 Newton Dr STRATFORD 3862 (REI/VG)

[Agent Comments](#)

5 3 4

Price: \$800,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 33600 sqm approx

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