

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

9 Mountainview Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$290,000

Median sale price*

Median price

Property Type

Suburb

Stratford

Period - From

to

Source

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	12 Hobson St STRATFORD 3862	\$295,000	11/02/2020
2	1 Peters Dr STRATFORD 3862	\$271,000	07/12/2018
3	19 Niel St STRATFORD 3862	\$260,500	30/11/2018

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:

12/02/2020 16:59

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: House (Previously Occupied - Detached)
Land Size: 1461 sqm approx
Agent Comments

Indicative Selling Price
\$290,000
No median price available

Comparable Properties



12 Hobson St STRATFORD 3862 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 11/02/2020
Rooms: 6
Property Type: House



1 Peters Dr STRATFORD 3862 (VG)

Agent Comments



Price: \$271,000
Method: Sale
Date: 07/12/2018
Property Type: House (Res)
Land Size: 436 sqm approx



19 Niel St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$260,500
Method: Private Sale
Date: 30/11/2018
Rooms: 6
Property Type: House
Land Size: 1017 sqm approx