

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Killeen Street, Stratford Vic 3862
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$315,000

Median sale price

Median price	\$311,000	Hou	ise X	Unit		Suburb or locality	Stratford
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

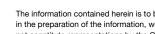
Aut	areas or comparable property	1 1100	Date of Sale
1	43 Killeen St STRATFORD 3862	\$325,000	22/01/2018
2	7 Gilchrist Ct STRATFORD 3862	\$320,000	22/11/2017
3	70 Hobson St STRATFORD 3862	\$299,950	22/02/2018

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 eighteen months.

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

propertydata



Price

Date of sale

Generated: 12/04/2018 10:37



Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$315,000

Median House Price

Year ending December 2017: \$311,000





Property Type: Mixed Farming

Land Size: 538645 sqm approx

Agent Comments

Comparable Properties



43 Killeen St STRATFORD 3862 (REI/VG)





Price: \$325,000 Method: Private Sale Date: 22/01/2018 Rooms: 9

Property Type: House Land Size: 694 sqm approx

7 Gilchrist Ct STRATFORD 3862 (REI/VG)







Price: \$320,000 Method: Private Sale Date: 22/11/2017

Rooms: 6

Property Type: House

Land Size: 1099 sqm approx

70 Hobson St STRATFORD 3862 (REI)









Price: \$299,950 Method: Private Sale Date: 22/02/2018

Rooms: 6

Property Type: House Land Size: 739 sqm approx Agent Comments

Agent Comments

Agent Comments



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

Generated: 12/04/2018 10:37



