

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

16 Killeen Street, Stratford Vic 3862

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

House

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)

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	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.



Rooms:

Property Type: Mixed Farming
(Rur)

Land Size: 538645 sqm approx

Agent Comments

Comparable Properties



43 Killeen St STRATFORD 3862 (REI/VG)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$299,950

Method: Private Sale

Date: 22/02/2018

Rooms: 6

Property Type: House

Land Size: 739 sqm approx