

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

14 Wattlebird Street, Stratford Vic 3862

Indicative selling price

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

Single price \$399,950

Median sale price

Median price \$290,000 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/10/2017 to 30/09/2018 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	9 Mitchell Rd STRATFORD 3862	\$412,000	06/02/2018
2	11 Lee St STRATFORD 3862	\$406,000	07/11/2018
3	2 Davis St STRATFORD 3862	\$375,000	10/10/2018

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.

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Indicative Selling Price

\$399,950

Median House Price

Year ending September 2018: \$290,000



Rooms:

Property Type: Land

Land Size: 752 sqm approx

Agent Comments

Comparable Properties



9 Mitchell Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 06/02/2018

Rooms: 6

Property Type: House

Land Size: 858 sqm approx



11 Lee St STRATFORD 3862 (REI)

Agent Comments



Price: \$406,000

Method: Private Sale

Date: 07/11/2018

Rooms: 9

Property Type: House



2 Davis St STRATFORD 3862 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 10/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 3794 sqm approx