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

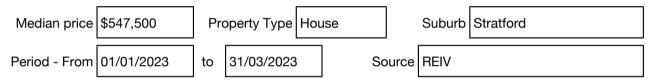
15 Davis Street, Stratford Vic 3862

Indicative selling price

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

Single price \$429,500

Median sale price



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	14 Davis St STRATFORD 3862	\$450,000	21/11/2022
2	8 Thomson St STRATFORD 3862	\$437,000	14/02/2023
3	34 Bolden St STRATFORD 3862	\$425,000	31/03/2023

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:

16/06/2023 17:29



GRAHAM CHALMER





Property Type: House Land Size: 1044 sqm approx Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$429,500 **Median House Price** March quarter 2023: \$547,500

Comparable Properties



Agent Comments



Price: \$450.000 Method: Sale Date: 21/11/2022 Property Type: House (Res) Land Size: 1156 sqm approx



8 Thomson St STRATFORD 3862 (REI/VG)



Price: \$437,000 Method: Private Sale



Date: 14/02/2023 Property Type: House Land Size: 2108 sqm approx



Agent Comments

Agent Comments

Price: \$425,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 1026 sqm approx

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





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