

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 of this price see consumer.vic.gov.au/underquoting

Single price \$429,500

Median sale price

Median price \$547,500

Property Type House

Suburb Stratford

Period - From 01/01/2023

to 31/03/2023

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 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

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Indicative Selling Price

\$429,500

Median House Price

March quarter 2023: \$547,500



 3  1  2

Property Type: House

Land Size: 1044 sqm approx

Agent Comments

Comparable Properties

14 Davis St STRATFORD 3862 (VG)

Agent Comments

 3  -  -

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)

Agent Comments

 4  1  1

Price: \$437,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 2108 sqm approx



34 Bolden St STRATFORD 3862 (REI/VG)

Agent Comments

 3  1  1

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