

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

169 Newton Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$478,000

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Stratford

Period - From

01/02/2020

to

31/01/2021

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	35-43 Wyndham St STRATFORD 3862	\$500,000	29/06/2020
2	10 Galway Dr STRATFORD 3862	\$479,000	04/10/2019
3	20 Carter St STRATFORD 3862	\$473,000	27/05/2020

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:

01/02/2021 15:07

Leo O'Brien
03 5144 1888
0409 143 668
leo@leoobrienproperty.com.au

Indicative Selling Price
\$478,000

Median House Price
01/02/2020 - 31/01/2021: \$340,000



Property Type:
Agent Comments

Comparable Properties



35-43 Wyndham St STRATFORD 3862 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 29/06/2020
Property Type: House - Semi-detached
Land Size: 20235 sqm approx



10 Galway Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$479,000
Method: Private Sale
Date: 04/10/2019
Rooms: 6
Property Type: House
Land Size: 9162 sqm approx



20 Carter St STRATFORD 3862 (REI)

Agent Comments



Price: \$473,000
Method: Private Sale
Date: 27/05/2020
Rooms: 7
Property Type: House
Land Size: 7690 sqm approx