

# 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 169 Newton Drive, Stratford Vic 3862  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

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**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