

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

3 Galway Drive, Stratford Vic 3862

Indicative selling price

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

Single price

\$469,000

Median sale price

Median price

\$340,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2019

to

31/12/2019

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	12 Galway Dr STRATFORD 3862	\$505,000	15/01/2020
2	8 Redbank Rd STRATFORD 3862	\$490,000	05/10/2018
3	25 Llowalong Rd STRATFORD 3862	\$440,000	18/10/2019

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:

26/03/2020 15:36

3 Galway Drive, Stratford Vic 3862

GRAHAM CHALMER
PTY. LTD.

Chris Morrison

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Indicative Selling Price

\$469,000

Median House Price

Year ending December 2019: \$340,000



Property Type: Land

Land Size: 4047 sqm approx

Agent Comments

Comparable Properties



12 Galway Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 15/01/2020

Rooms: 8

Property Type: House

Land Size: 4047 sqm approx

8 Redbank Rd STRATFORD 3862 (VG)

Agent Comments



Price: \$490,000

Method: Sale

Date: 05/10/2018

Property Type: House (Res)

Land Size: 2428 sqm approx



25 Llowalong Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 18/10/2019

Rooms: 6

Property Type: House

Land Size: 4000 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.