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

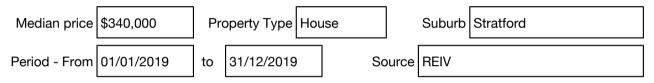
3 Galway Drive, Stratford Vic 3862

Indicative selling price

For the meaning o	f this price see co	onsumer.vic.gov.au/	underquoting

Single price \$469,000

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	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



GRAHAM CHALMER





Property Type: Land Land Size: 4047 sqm approx Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$469,000 Median House Price Year ending December 2019: \$340,000

Comparable Properties



Price: \$505,000 Method: Private Sale Date: 15/01/2020 Rooms: 8 Property Type: House Land Size: 4047 sqm approx

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8 Redbank Rd STRATFORD 3862 (VG)

12 Galway Dr STRATFORD 3862 (REI)

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6 6



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

propertydata



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.

Agent Comments

Agent Comments