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	10 Kelly Court, Stratford Vic 3862
Including suburb or	
locality and postcode	

Indicative selling price

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

2,500

Median sale price

Median price \$509,500	Property Type	House	Suburb	Stratford
Period - From 01/10/2023	to 30/09/202	4 So	urce 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
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1	12 Fitzroy St STRATFORD 3862	\$560,000	16/12/2024
2	84 Blackburn St STRATFORD 3862	\$585,000	30/10/2024
3	56 Fitzroy St STRATFORD 3862	\$573,000	19/03/2024

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:	07/01/2025 17:12





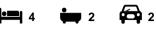
Chris Morrison 0351439206 0419381832

> **Indicative Selling Price** \$582,500

Median House Price Year ending September 2024: \$509,500

cimorrison@chalmer.com.au





Property Type: House Land Size: 800 sqm approx **Agent Comments**

Comparable Properties



12 Fitzroy St STRATFORD 3862 (REI)

Price: \$560,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 2110 sqm approx **Agent Comments**



84 Blackburn St STRATFORD 3862 (REI)

Agent Comments

Price: \$585,000 Method: Private Sale Date: 30/10/2024 Property Type: House Land Size: 1029 sqm approx



56 Fitzroy St STRATFORD 3862 (VG)

Price: \$573,000 Method: Sale Date: 19/03/2024

Property Type: House (Res) Land Size: 900 sqm approx Agent Comments

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



