

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

96 Gooch Road, Stratford Vic 3862

Indicative selling price

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

Single price

\$760,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2022

to

31/12/2022

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	146B Briagolong Rd STRATFORD 3862	\$795,000	09/12/2022
2	86 Gooch Rd STRATFORD 3862	\$770,000	16/02/2022
3	62 Heath Rd STRATFORD 3862	\$690,000	17/01/2023

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:

05/04/2023 15:35

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Indicative Selling Price

\$760,000

Median House Price

December quarter 2022: \$525,000



3 2 4

Property Type: House

Land Size: 40500 sqm approx

Agent Comments

Comparable Properties



146B Briagolong Rd STRATFORD 3862 (REI/VG)

Agent Comments

3 1 4

Price: \$795,000

Method: Private Sale

Date: 09/12/2022

Property Type: House

Land Size: 22257.70 sqm approx



86 Gooch Rd STRATFORD 3862 (REI)

Agent Comments

3 1 2

Price: \$770,000

Method: Private Sale

Date: 16/02/2022

Property Type: House

Land Size: 40500 sqm approx



62 Heath Rd STRATFORD 3862 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000

Method: Private Sale

Date: 17/01/2023

Property Type: House

Land Size: 41505 sqm approx

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