

# 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

15 Thomson Street, Stratford Vic 3862

### Indicative selling price

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

Single price

\$359,000

### Median sale price

Median price

\$357,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2021

to

30/06/2021

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	18 Jones St STRATFORD 3862	\$370,000	21/07/2021
2	54 Fitzroy St STRATFORD 3862	\$350,000	07/10/2020
3	2 Mountainview Dr STRATFORD 3862	\$345,000	14/04/2021

**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:

02/10/2021 12:34

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**Indicative Selling Price**

\$359,000

**Median House Price**

June quarter 2021: \$357,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1004 sqm approx

**Agent Comments**

## Comparable Properties



**18 Jones St STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$370,000

**Method:** Sale

**Date:** 21/07/2021

**Property Type:** House (Res)

**Land Size:** 1042 sqm approx



**54 Fitzroy St STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$350,000

**Method:** Private Sale

**Date:** 07/10/2020

**Rooms:** 6

**Property Type:** House

**Land Size:** 1253 sqm approx



**2 Mountainview Dr STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$345,000

**Method:** Sale

**Date:** 14/04/2021

**Property Type:** House (Res)

**Land Size:** 731 sqm approx