### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 6 Barton Ct, Stratford Vic 3862

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$594,500						

#### Median sale price

Median price	\$480,000	Pro	operty Type Hou	ISE		Suburb	Stratford
Period - From	01/07/2023	to	30/06/2024	So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4 Fleming St STRATFORD 3862	\$599,000	16/10/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

04/09/2024 11:05



# GRAHAM CHALMER





Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$594,500 Median House Price Year ending June 2024: \$480,000

## **Comparable Properties**

4 Fleming St STRATFORD 3862 (VG)

Price: \$599,000 Method: Sale Date: 16/10/2023 Property Type: House (Res) Land Size: 793 sqm approx Agent Comments

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 eighteen months.

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

propertydata



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