

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

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

Property Type

House

Suburb

Stratford

Period - From

01/07/2023

to

30/06/2024

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 eighteen 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 | 4 Fleming St STRATFORD 3862 | \$599,000 | 16/10/2023 |
| 2 | | | |
| 3 | | | |

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 eighteen months.~~

This Statement of Information was prepared on:

04/09/2024 11:05

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Indicative Selling Price
\$594,500

Median House Price
Year ending June 2024: \$480,000



Property Type:
Agent Comments

Comparable Properties

4 Fleming St STRATFORD 3862 (VG)

Agent Comments



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

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.