

# 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

84 Newton Drive, 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

\$475,000

### Median sale price

Median price

\$340,000

Property Type

House

Suburb

Stratford

Period - From

01/07/2019

to

30/06/2020

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	67 Hobson St STRATFORD 3862	\$484,000	07/07/2020
2	27 Carter St STRATFORD 3862	\$475,000	03/07/2019
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:

10/09/2020 14:57

Chris Morrison

0351439206

0419381832

cjmorrison@chalmer.com.au

**Indicative Selling Price**

\$475,000

**Median House Price**

Year ending June 2020: \$340,000



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

**Land Size:** 30000 sqm approx

Agent Comments

## Comparable Properties



**67 Hobson St STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$484,000

**Method:** Private Sale

**Date:** 07/07/2020

**Rooms:** 9

**Property Type:** House

**Land Size:** 4000 sqm approx



**27 Carter St STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$475,000

**Method:** Private Sale

**Date:** 03/07/2019

**Rooms:** 7

**Property Type:** House

**Land Size:** 8094 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.