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 and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$809,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$455,000	Property type		House		Suburb	Stratford	
Period-from	01 Feb 2022	to	31 Jan 2	31 Jan 2023 Sou			Corelogic	

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
6 REDBANK ROAD STRATFORD VIC 3862	\$825,000	02-Sep-22
9 GILCHRIST COURT STRATFORD VIC 3862	\$835,000	19-Oct-22
146 BRIAGOLONG ROAD STRATFORD VIC 3862	\$795,000	07-Nov-22

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: 10 February 2023

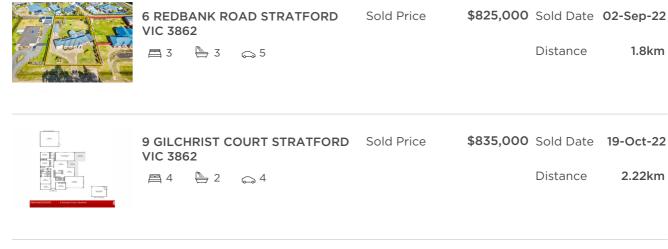


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	146 BRIAGOLONG ROAD STRATFORD VIC 3862		So	old Price	\$795,000	Sold Date	07-Nov-22	
R	= 3	1	\$ 4				Distance	0.64km

RS = Recent sale UN = Undisclosed Sale

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