

# 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

40 Mcfarlane 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

\$450,000

### Median sale price

Median price

\$497,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2022

to

31/03/2022

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 Killeen St STRATFORD 3862	\$469,000	26/11/2021
2	7 Mitchell Rd STRATFORD 3862	\$459,500	04/11/2021
3	105 Hobson St STRATFORD 3862	\$459,000	10/03/2022

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:

19/05/2022 11:58

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**Indicative Selling Price**

\$450,000

**Median House Price**

March quarter 2022: \$497,000



**Property Type:** Land

Agent Comments

## Comparable Properties



**18 Killeen St STRATFORD 3862 (REI)**

Agent Comments

4 2 2

**Price:** \$469,000

**Method:** Private Sale

**Date:** 26/11/2021

**Property Type:** House

**Land Size:** 800 sqm approx



**7 Mitchell Rd STRATFORD 3862 (VG)**

Agent Comments

4 - -

**Price:** \$459,500

**Method:** Sale

**Date:** 04/11/2021

**Property Type:** House (Res)

**Land Size:** 716 sqm approx



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

Agent Comments

3 2 2

**Price:** \$459,000

**Method:** Private Sale

**Date:** 10/03/2022

**Property Type:** House

**Land Size:** 564 sqm approx