

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

7 Kelly Court, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$527,500

Median sale price

Median price \$547,500

Property Type House

Suburb Stratford

Period - From 01/01/2023

to 31/03/2023

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	37 Peters Dr STRATFORD 3862	\$529,000	07/07/2022
2	4 Wattlebird St STRATFORD 3862	\$520,000	24/05/2023
3	23 Buckley St STRATFORD 3862	\$515,000	07/06/2022

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:

21/06/2023 17:42



Property Type: House

Land Size: 816 sqm approx

Agent Comments

Comparable Properties



37 Peters Dr STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$529,000

Method: Private Sale

Date: 07/07/2022

Property Type: House

Land Size: 774 sqm approx



4 Wattlebird St STRATFORD 3862 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 24/05/2023

Property Type: House

Land Size: 809 sqm approx



23 Buckley St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$515,000

Method: Private Sale

Date: 07/06/2022

Property Type: House

Land Size: 788 sqm approx