

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

26 Bolden Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$470,000

Property Type

House

Suburb

Stratford

Period - From

01/04/2022

to

30/06/2022

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	61 Wyndham St STRATFORD 3862	\$535,000	29/03/2022
2	37 Peters Dr STRATFORD 3862	\$529,000	07/07/2022
3	84 Hobson St STRATFORD 3862	\$520,000	29/07/2022

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:

12/10/2022 11:58

Ferg Horan

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Indicative Selling Price

\$530,000

Median House Price

June quarter 2022: \$470,000



Property Type: House (Previously Occupied - Detached)

Land Size: 1206 sqm approx

Agent Comments

Comparable Properties



61 Wyndham St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 29/03/2022

Property Type: House

Land Size: 770 sqm approx



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



84 Hobson St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 29/07/2022

Property Type: House

Land Size: 820 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690