

Stephen Chalmer 03-51439205 0419-381831 schalmer@chalmer.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

	Section 47					AF of the Estate Agents Act 1980	
Property offer	ed for sale	•					
Address 2/29 locality andpostcode		9 Wellsfo	rd Street, Stra	tford Vic	3862		
Indicative sell	ling price						
For the meaning	of this price	e see cons	sumer.vic.gov.	au/under	quoting		
Single pric	e \$159,500						
Median sale p	rice						
Median price	\$311,000	Hou	use X	Unit		Suburb or locality	Stratford
Period - From	01/01/2017	to	31/12/2017		Source	REIV	
Comparable p	property sa	les (*Del	lete A or B b	elow as	applica	ble)	
eightee		at the esta				ne property for sale ve considers to be	in the last most comparable
Address of comparable property						Price	Date of sale
1							
2							
3							
OR							
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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.





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> **Indicative Selling Price** \$159,500

**Median House Price** Year ending December 2017: \$311,000





**Agent Comments** 

## Comparable Properties

2/27 Wellsford St STRATFORD 3862 (VG)

Price: \$120,000 Method: Sale Date: 02/12/2016 Rooms: -

**-**2

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

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.



