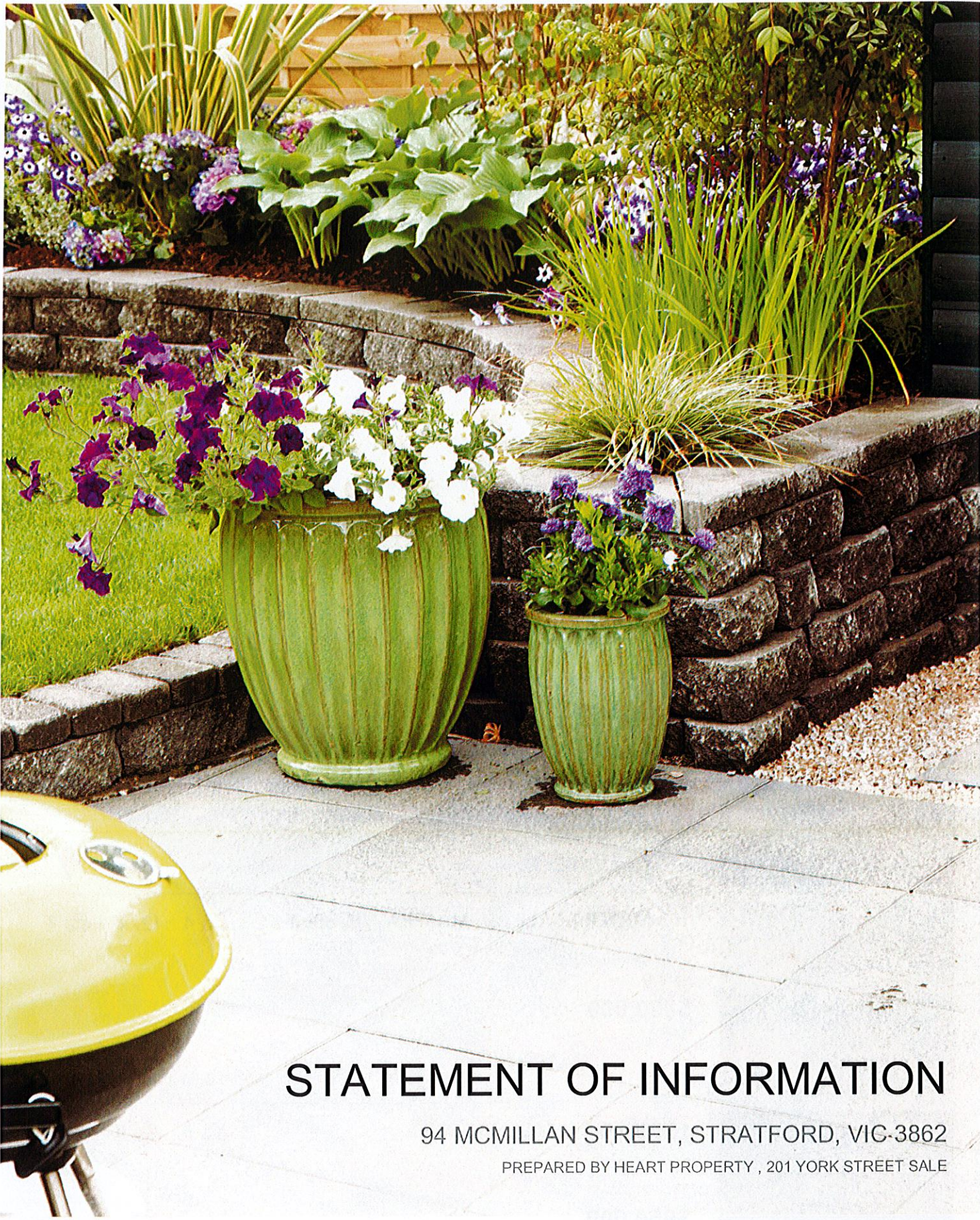




STATEMENT OF INFORMATION

94 MCMILLAN STREET, STRATFORD, VIC-3862

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



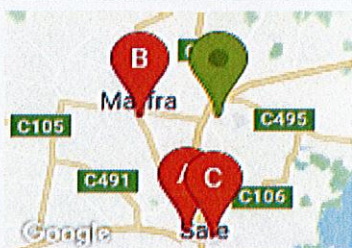
94 MCMILLAN STREET, STRATFORD, VIC  3  2  5

Indicative Selling Price

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

Price Range: **\$842,000 to \$926,000**

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (Vacant Land)

\$95,250

01 April 2020 to 31 March 2021

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



11 FINEGAN CRT, SALE, VIC 3850  4  3  4

Sale Price

\$950,000

Sale Date: 25/03/2021

Distance from Property: 14km



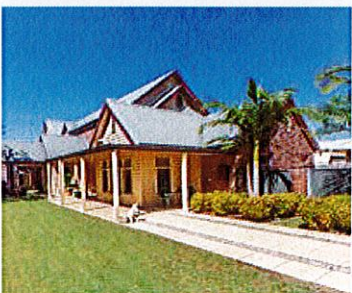
103 MAFFRA-SALE RD, MAFFRA, VIC 3860  4  2  2

Sale Price

\$860,000

Sale Date: 19/03/2021

Distance from Property: 8.7km



16 INGLIS ST, SALE, VIC 3850  5  3  3

Sale Price

\$850,000

Sale Date: 06/04/2021

Distance from Property: 15km



This report has been compiled on 22/06/2021 by Heart Property . Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

94 MCMILLAN STREET, STRATFORD, VIC 3862

Indicative selling price

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

Price Range:

\$842,000 to \$926,000

Median sale price

Median price

\$95,250

Property type

Vacant Land

Suburb

STRATFORD

Period

01 April 2020 to 31 March 2021

Source



Comparable property sales

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
11 FINEGAN CRT, SALE, VIC 3850	\$950,000	25/03/2021
103 MAFFRA-SALE RD, MAFFRA, VIC 3860	\$860,000	19/03/2021
16 INGLIS ST, SALE, VIC 3850	\$850,000	06/04/2021

This Statement of Information was prepared on: 22/06/2021

