

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

21 Mitchell Road, Stratford Vic 3862

Indicative selling price

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

Single price

\$349,980

Median sale price

Median price

\$350,000

Property Type

House

Suburb

Stratford

Period - From

01/01/2020

to

31/03/2020

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	23 Buckley St STRATFORD 3862	\$350,000	13/12/2019
2	86 Tyers St STRATFORD 3862	\$340,000	12/02/2020
3	43 Killeen St STRATFORD 3862	\$340,000	11/03/2020

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:

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Property Type: Land
Land Size: 720 sqm approx
Agent Comments

Indicative Selling Price
\$349,980
Median House Price
March quarter 2020: \$350,000

Comparable Properties



23 Buckley St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 13/12/2019
Rooms: 6
Property Type: House
Land Size: 788 sqm approx



86 Tyers St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 12/02/2020
Rooms: 8
Property Type: House
Land Size: 2200 sqm approx



43 Killeen St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 11/03/2020
Rooms: 8
Property Type: House
Land Size: 694 sqm approx