

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

23 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price

\$589,000

Median sale price

Median price

\$509,500

Property Type

House

Suburb

Stratford

Period - From

01/10/2023

to

30/09/2024

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	16 Warnock Way STRATFORD 3862	\$530,000	28/10/2024
2	17 Warnock Way STRATFORD 3862	\$510,000	13/05/2024
3	20 Warnock Way STRATFORD 3862	\$565,000	19/04/2024

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.~~

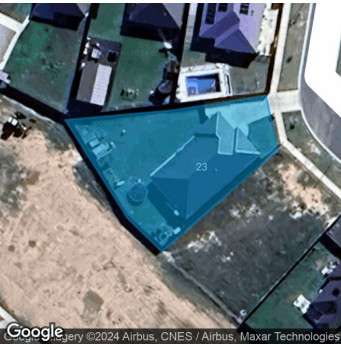
This Statement of Information was prepared on:

12/12/2024 11:17

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au

Indicative Selling Price
\$589,000

Median House Price
Year ending September 2024: \$509,500



Property Type: Land
Land Size: 964 sqm approx
Agent Comments

Comparable Properties



16 Warnock Way STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 28/10/2024
Property Type: House
Land Size: 901 sqm approx



17 Warnock Way STRATFORD 3862 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 13/05/2024
Property Type: House (Res)
Land Size: 741 sqm approx



20 Warnock Way STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$565,000
Method: Private Sale
Date: 19/04/2024
Property Type: House
Land Size: 1046 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.