

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 Stratford-bengworden Road, Stratford Vic 3862

Indicative selling price

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

Single price \$840,000

Median sale price

Median price \$530,000

Property Type House

Suburb Stratford

Period - From 01/10/2024

to 31/12/2024

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	87 Newton Dr STRATFORD 3862	\$820,000	04/10/2024
2	87 Newton Dr STRATFORD 3862	\$820,000	04/06/2024
3	332 Redbank Rd STRATFORD 3862	\$870,000	31/01/2024

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:

30/01/2025 10:16

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Indicative Selling Price
\$840,000

Median House Price
December quarter 2024: \$530,000



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 20000 sqm approx
Agent Comments

Comparable Properties



87 Newton Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 04/10/2024
Property Type: House
Land Size: 23900 sqm approx



87 Newton Dr STRATFORD 3862 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 04/06/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 19634 sqm approx



332 Redbank Rd STRATFORD 3862 (VG)

Agent Comments



Price: \$870,000
Method: Sale
Date: 31/01/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

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