### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

| <b>Property</b> | offered | for sale |
|-----------------|---------|----------|
|-----------------|---------|----------|

| Address               | 30 Mitchell Road, Stratford Vic 3862 |
|-----------------------|--------------------------------------|
| Including suburb or   |                                      |
| locality and postcode |                                      |
|                       |                                      |
|                       |                                      |

#### Indicative selling price

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

Single price \$535,000

#### Median sale price

| Median price \$556,000   | Pro | perty Type Ho | use | 5      | Suburb | Stratford |
|--------------------------|-----|---------------|-----|--------|--------|-----------|
| Period - From 01/04/2025 | to  | 30/06/2025    | Sou | ırce F | 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

| Add | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 20 Mitchell Rd STRATFORD 3862 | \$508,000 | 28/11/2024   |
| 2   | 16 Warnock Way STRATFORD 3862 | \$530,000 | 28/10/2024   |
| 3   | 23 Mitchell Rd STRATFORD 3862 | \$545,000 | 26/07/2024   |

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 05/08/2025 16:09 |
|--|------------------|





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**Indicative Selling Price** \$535,000 **Median House Price** June quarter 2025: \$556,000



## Property Type: Land Land Size: 547 sqm approx

**Agent Comments** 

# Comparable Properties



20 Mitchell Rd STRATFORD 3862 (REI/VG)





**Agent Comments** 

Price: \$508,000 Method: Private Sale Date: 28/11/2024 Property Type: House Land Size: 573 sqm approx

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



23 Mitchell Rd STRATFORD 3862 (REI/VG)

Price: \$545,000 Method: Private Sale Date: 26/07/2024 Property Type: House Land Size: 720 sqm approx





**Agent Comments** 

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





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