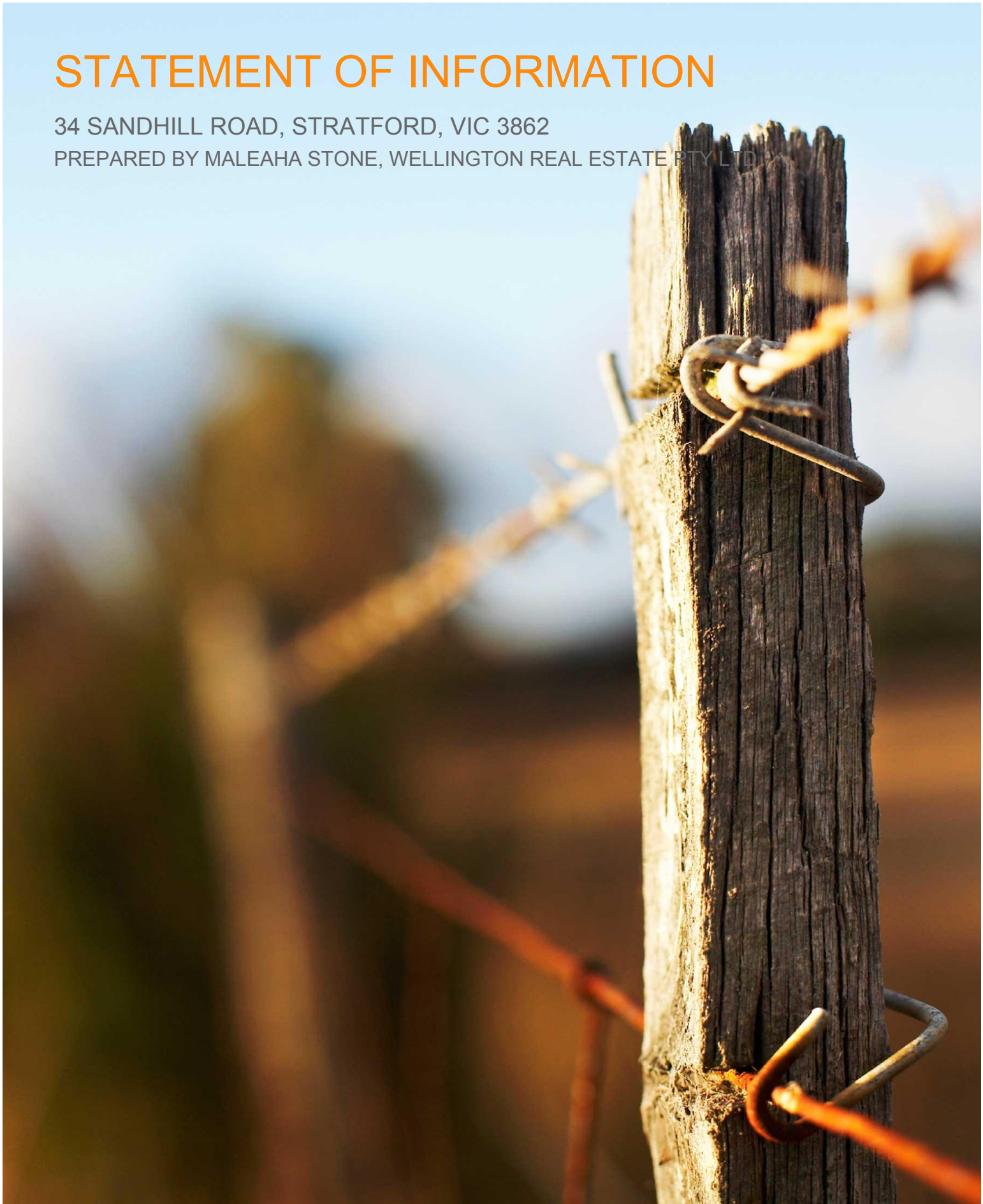


STATEMENT OF INFORMATION

34 SANDHILL ROAD, STRATFORD, VIC 3862

PREPARED BY MALEAHA STONE, WELLINGTON REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 SANDHILL ROAD, STRATFORD, VIC

 4  1  2

Indicative Selling Price

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

Price Range:

Provided by: Maleaha Stone, Wellington Real Estate Pty Ltd

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$510,000

01 April 2024 to 31 March 2025

Provided by: 

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 agents representative considers to be most comparable to the property for sale.



81 KILLEEN ST, STRATFORD, VIC 3862

 3  2  7

Sale Price

\$665,000

Sale Date: 15/08/2024

Distance from Property: 979m



68 GOOCH RD, STRATFORD, VIC 3862

 3  2  2

Sale Price

\$690,000

Sale Date: 01/11/2024

Distance from Property: 3.3km



62 HEATH RD, STRATFORD, VIC 3862

 3  2  2

Sale Price

\$690,000

Sale Date: 14/12/2022

Distance from Property: 3.9km



This report has been compiled on 14/05/2025 by Wellington Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2025 - 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

34 SANDHILL ROAD, STRATFORD, VIC 3862

Indicative selling price

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

Price Range:

Median sale price

Median price

\$510,000

Property type

House


Suburb

STRATFORD

Period

01 April 2024 to 31 March 2025

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
81 KILLEEN ST, STRATFORD, VIC 3862	\$665,000	15/08/2024
68 GOOCH RD, STRATFORD, VIC 3862	\$690,000	01/11/2024
62 HEATH RD, STRATFORD, VIC 3862	\$690,000	14/12/2022

This Statement of Information was prepared on:

14/05/2025