

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

5 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price

\$710,000

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 eighteen 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	11 Lee St STRATFORD 3862	\$670,000	06/02/2025
2	2 Davis St STRATFORD 3862	\$720,000	21/02/2024
3			

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 eighteen months.~~

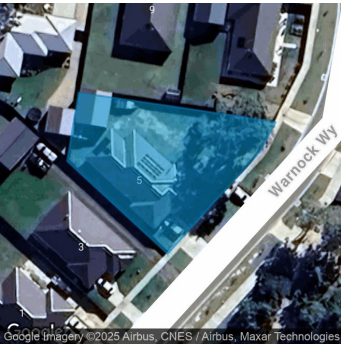
This Statement of Information was prepared on:

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Bel Bateson
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Indicative Selling Price
\$710,000

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



Property Type: Land
Land Size: 998 sqm approx
Agent Comments

Comparable Properties



11 Lee St STRATFORD 3862 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 06/02/2025
Property Type: House
Land Size: 1092 sqm approx



2 Davis St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 21/02/2024
Property Type: House
Land Size: 3793 sqm approx

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 eighteen months.

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



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