

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 and
postcode

86 Gooch Road Stratford VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$780,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,975

Property type

Farm

Suburb

Stratford

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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

30 Avonlea Estate Road Stratford VIC 3862	\$725,000	25-Apr-21
141 Lee Street Stratford VIC 3862	\$747,000	19-Aug-21
24 Slavins Lane Stratford VIC 3862	\$755,000	25-May-21

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: 02 November 2021



30 Avonlea Estate Road Stratford VIC 3862

Sold Price

\$725,000

Sold Date

25-Apr-21

3

2

2

Distance

5.2km



141 Lee Street Stratford VIC 3862

Sold Price

\$747,000

Sold Date

19-Aug-21

4

2

-

Distance

2.17km



24 Slavins Lane Stratford VIC 3862

Sold Price

\$755,000

Sold Date

25-May-21

3

2

-

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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