

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	1018 Princes Highway, Stratford Vic 3862
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Indicative selling price

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

Single price	\$425,000
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Median sale price

Median price	\$311,000	House	X	Unit		Suburb or locality	Stratford
Period - From	01/01/2017	to	31/12/2017	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	34-38 Fitzpatrick Rd MONTGOMERY 3851	\$570,000	22/03/2017
2	341 Yuill Rd BUNDALAGUAH 3851	\$550,000	27/01/2017
3	419 Airly Rd AIRLY 3851	\$465,000	08/12/2016

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.

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Indicative Selling Price
\$425,000

Median House Price
Year ending December 2017: \$311,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



34-38 Fitzpatrick Rd MONTGOMERY 3851 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 22/03/2017
Rooms: 10
Property Type: House
Land Size: 38647 sqm approx



341 Yuill Rd BUNDALAGUAH 3851 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 27/01/2017
Rooms: 8
Property Type: House
Land Size: 22986 sqm approx



419 Airly Rd AIRLY 3851 (REI/VG)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 08/12/2016
Rooms: 8
Property Type: House
Land Size: 10117 sqm approx