

# 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

12 Kennelly Crescent, Stratford Vic 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$499,000

### Median sale price

Median price \$480,000

Property Type House

Suburb Stratford

Period - From 01/07/2023

to 30/09/2023

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 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
1	1 Wattlebird St STRATFORD 3862	\$509,000	10/10/2023
2	18 Kennelly Cr STRATFORD 3862	\$490,000	07/10/2022
3	12 Kennelly Cr STRATFORD 3862	\$480,000	22/12/2022

**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:

16/11/2023 13:50

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**Indicative Selling Price**  
\$499,000

**Median House Price**  
September quarter 2023: \$480,000



**Property Type:** House (Res)  
**Land Size:** 774 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Wattlebird St STRATFORD 3862 (REI)**

**Agent Comments**



**Price:** \$509,000  
**Method:** Private Sale  
**Date:** 10/10/2023  
**Property Type:** House



**18 Kennelly Cr STRATFORD 3862 (REI/VG)**

**Agent Comments**



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 07/10/2022  
**Property Type:** House  
**Land Size:** 736 sqm approx

**12 Kennelly Cr STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Sale  
**Date:** 22/12/2022  
**Property Type:** House (Res)  
**Land Size:** 774 sqm approx

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