

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 Little Street, Stratford Vic 3862

Indicative selling price

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

Single price \$369,000

Median sale price

Median price \$535,000

Property Type House

Suburb Stratford

Period - From 01/04/2023

to 30/06/2023

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	28 Bolden St STRATFORD 3862	\$380,000	10/03/2022
2	23 Raymond St STRATFORD 3862	\$370,000	13/04/2022
3	7 Blackburn St STRATFORD 3862	\$359,000	14/11/2022

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:

03/08/2023 14:07

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2 1 4

Rooms: 4
Property Type: House
Land Size: 1011 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$369,000

Median House Price
June quarter 2023: \$535,000

Comparable Properties



28 Bolden St STRATFORD 3862 (VG)

[Agent Comments](#)

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Price: \$380,000
Method: Sale
Date: 10/03/2022
Property Type: House (Res)
Land Size: 1010 sqm approx



23 Raymond St STRATFORD 3862 (VG)

[Agent Comments](#)

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Price: \$370,000
Method: Sale
Date: 13/04/2022
Property Type: House (Res)
Land Size: 1244 sqm approx



7 Blackburn St STRATFORD 3862 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$359,000
Method: Private Sale
Date: 14/11/2022
Property Type: House
Land Size: 1009 sqm approx

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