

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

13 Josharc Court, Stratford Vic 3862

Indicative selling price

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

Single price \$1,075,000

Median sale price

Median price \$465,000

Property Type House

Suburb Stratford

Period - From 01/10/2023

to 31/12/2023

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 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	339 Briagolong Rd STRATFORD 3862	\$1,050,000	28/11/2022
2	30 Avonlea Estate Rd STRATFORD 3862	\$979,000	18/05/2023
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:

09/02/2024 14:14

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Indicative Selling Price

\$1,075,000

Median House Price

December quarter 2023: \$465,000



Property Type: Land

Agent Comments

Comparable Properties



339 Briagolong Rd STRATFORD 3862 (REI/VG) Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 28/11/2022

Property Type: House

Land Size: 18000 sqm approx



30 Avonlea Estate Rd STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$979,000

Method: Private Sale

Date: 18/05/2023

Property Type: House

Land Size: 18000 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