

# 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 Killeen Street, 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 \$599,000

### 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	46 Carter St STRATFORD 3862	\$622,500	09/12/2022
2	9 Hardie PI STRATFORD 3862	\$615,000	22/12/2022
3	6 Davidson Rd STRATFORD 3862	\$599,000	01/02/2023

**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:

24/08/2023 09:28

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$599,000

**Median House Price**

June quarter 2023: \$535,000

**Property Type:**

Agent Comments

## Comparable Properties

**46 Carter St STRATFORD 3862 (REI/VG)**

Agent Comments

**Price:** \$622,500**Method:** Private Sale**Date:** 09/12/2022**Property Type:** House**Land Size:** 1370 sqm approx**9 Hardie Pl STRATFORD 3862 (VG)**

Agent Comments

**Price:** \$615,000**Method:** Sale**Date:** 22/12/2022**Property Type:** House (Res)**Land Size:** 900 sqm approx**6 Davidson Rd STRATFORD 3862 (VG)**

Agent Comments

**Price:** \$599,000**Method:** Sale**Date:** 01/02/2023**Property Type:** House (Res)**Land Size:** 917 sqm approx
**Account - Graham Chalmer Sale** | P: 03 5144 4333 | F: 03 5144 6690