

# 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

17 Warnock Way, 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 \$525,000

### Median sale price

Median price \$494,000

Property Type House

Suburb Stratford

Period - From 01/01/2024

to 31/03/2024

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	20 Warnock Way STRATFORD 3862	\$565,000	19/04/2024
2	43 Peters Dr STRATFORD 3862	\$535,000	14/12/2023
3	12 Kennelly Cr STRATFORD 3862	\$478,000	02/02/2024

**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:

03/05/2024 13:24

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**Indicative Selling Price**

\$525,000

**Median House Price**

March quarter 2024: \$494,000



**Property Type:** Land

**Land Size:** 741 sqm approx

Agent Comments

## Comparable Properties



**20 Warnock Way STRATFORD 3862 (REI)**

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** House

**Land Size:** 1046 sqm approx



**43 Peters Dr STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 774 sqm approx



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

Agent Comments



**Price:** \$478,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** House

**Land Size:** 770 sqm approx

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