

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

23 Warnock Way, Stratford Vic 3862

Indicative selling price

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

Single price \$580,000

Median sale price

Median price \$507,000

Property Type House

Suburb Stratford

Period - From 01/01/2023

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 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	13 Killeen St STRATFORD 3862	\$560,000	28/11/2023
2	19 Hardie Pl STRATFORD 3862	\$555,000	07/07/2023
3	10 Wattlebird St STRATFORD 3862	\$546,000	21/07/2023

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:

29/01/2024 10:42

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$580,000

Median House Price

Year ending December 2023: \$507,000



Property Type: Land

Land Size: 964 sqm approx

Agent Comments

Comparable Properties



13 Killeen St STRATFORD 3862 (REI)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 28/11/2023

Property Type: House

Land Size: 1079 sqm approx



19 Hardie Pl STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 07/07/2023

Property Type: House

Land Size: 1099 sqm approx



10 Wattlebird St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$546,000

Method: Private Sale

Date: 21/07/2023

Property Type: House

Land Size: 787 sqm approx

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