## Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 31b Peters Drive, Stratford Vic 3862

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$499,000							
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 two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	20 Warnock Way STRATFORD 3862	\$565,000	19/04/2024
2	23 Redbank Rd STRATFORD 3862	\$560,000	13/02/2024
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 two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/06/2024 11:39



### 31b Peters Drive, Stratford Vic 3862

# GRAHAM CHALMER





Property Type: Land Agent Comments Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Indicative Selling Price \$499,000 Median House Price March quarter 2024: \$494,000

## **Comparable Properties**

20 Warnock Way STRATFORD 3862 (REI/VG) 4 2 2 2 Price: \$565,000 Method: Private Sale Date: 19/04/2024 Property Type: House Land Size: 1046 sqm approx	Agent Comments
23 Redbank Rd STRATFORD 3862 (REI) 2 2 2 2 Price: \$560,000 Method: Private Sale Date: 13/02/2024 Property Type: House Land Size: 801 sqm approx	Agent Comments
12 Kennelly Cr STRATFORD 3862 (REI) 4 2 2 2 Price: \$478,000 Method: Private Sale Date: 02/02/2024 Property Type: House Land Size: 770 sqm approx	Agent Comments

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



propertydata

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