

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

31b Peters Drive, 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 \$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.

	Address 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

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

**Indicative Selling Price**

\$499,000

**Median House Price**

March quarter 2024: \$494,000



**Property Type:** Land

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$565,000

**Method:** Private Sale

**Date:** 19/04/2024

**Property Type:** House

**Land Size:** 1046 sqm approx



**23 Redbank Rd STRATFORD 3862 (REI)**

Agent Comments



**Price:** \$560,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** House

**Land Size:** 801 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