

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 39b Mcmillan Street, Stratford Vic 3862

Indicative selling price

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

Single price \$565,000

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	43 Peters Dr STRATFORD 3862	\$535,000	14/12/2023

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:

07/06/2024 11:37

Matt Cutler

51439207

0438356761

matthewc@chalmer.com.au

Indicative Selling Price

\$565,000

Median House Price

March quarter 2024: \$494,000



Property Type:

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



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

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