

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

4 Kelly Court, Stratford Vic 3862

Indicative selling price

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

Single price \$550,000

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	5 Sittella Ct STRATFORD 3862	\$550,000	17/04/2023
2	29 Buckley St STRATFORD 3862	\$545,000	26/06/2024
3	7 Sittella Ct STRATFORD 3862	\$545,000	18/05/2023

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:

01/07/2024 16:24

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Indicative Selling Price

\$550,000

Median House Price

March quarter 2024: \$494,000



Property Type: House (Res)

Land Size: 800 sqm approx

Agent Comments

Comparable Properties



5 Sittella Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/04/2023

Property Type: House

Land Size: 960 sqm approx



29 Buckley St STRATFORD 3862 (REI)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 26/06/2024

Property Type: House

Land Size: 801 sqm approx



7 Sittella Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 18/05/2023

Property Type: House

Land Size: 960 sqm approx

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