

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 40 Wyndham Street, Stratford Vic 3862
Including suburb or locality and postcode

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$535,000

Property Type House

Suburb Stratford

Period - From 01/04/2023

to 30/06/2023

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	67 Mcfarlane St STRATFORD 3862	\$395,000	31/05/2023
2	30 Fitzroy St STRATFORD 3862	\$375,000	03/05/2023
3	23 Raymond St STRATFORD 3862	\$370,000	13/04/2022

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:

25/09/2023 18:42

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Indicative Selling Price
\$370,000

Median House Price
June quarter 2023: \$535,000



4 2 2

Rooms: 7
Property Type: House
Land Size: 1000 sqm approx
[Agent Comments](#)

Comparable Properties



67 Mcfarlane St STRATFORD 3862 (VG)

[Agent Comments](#)

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Price: \$395,000
Method: Sale
Date: 31/05/2023
Property Type: House (Res)
Land Size: 812 sqm approx



30 Fitzroy St STRATFORD 3862 (REI/VG)

[Agent Comments](#)

4 1 1

Price: \$375,000
Method: Private Sale
Date: 03/05/2023
Property Type: House
Land Size: 1128 sqm approx



23 Raymond St STRATFORD 3862 (VG)

[Agent Comments](#)

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Price: \$370,000
Method: Sale
Date: 13/04/2022
Property Type: House (Res)
Land Size: 1244 sqm approx

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