

# 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 43 Peters Drive, Stratford Vic 3862  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

### 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	10 Wattlebird St STRATFORD 3862	\$546,000	21/07/2023
2	3 Pruden Ct STRATFORD 3862	\$535,000	30/05/2023
3	37 Peters Dr STRATFORD 3862	\$529,000	07/07/2022

**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:

03/10/2023 13:23



**Property Type:** Land  
**Land Size:** 774 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$550,000  
**Median House Price**  
June quarter 2023: \$535,000

## Comparable Properties



**10 Wattlebird St STRATFORD 3862 (REI/VG)**

[Agent Comments](#)



**Price:** \$546,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** House  
**Land Size:** 787 sqm approx



**3 Pruden Ct STRATFORD 3862 (REI/VG)**

[Agent Comments](#)



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** House  
**Land Size:** 686 sqm approx



**37 Peters Dr STRATFORD 3862 (REI/VG)**

[Agent Comments](#)



**Price:** \$529,000  
**Method:** Private Sale  
**Date:** 07/07/2022  
**Property Type:** House  
**Land Size:** 774 sqm approx

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