Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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

Single price	\$550,000

Median sale price

Median price	\$535,000	Pro	perty 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

Add	dress 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 comparableproperties 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)

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



3 Pruden Ct STRATFORD 3862 (REI/VG)

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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)





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

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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