

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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 eighteen 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	3 Sittella Ct STRATFORD 3862	\$230,000	13/12/2022
2			
3			

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 eighteen months.

This Statement of Information was prepared on:



**Property Type:** Land  
**Land Size:** 1029 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$240,000  
**Median Land Price**  
19/12/2022 - 18/12/2023: \$177,000

## Comparable Properties

**3 Sittella Ct STRATFORD 3862 (VG)**

**Agent Comments**



**Price:** \$230,000  
**Method:** Sale  
**Date:** 13/12/2022  
**Property Type:** Land  
**Land Size:** 1200 sqm approx

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 eighteen months.