Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 6 Barton Ct, Stratford Vic 3862

Indicative selling price

For the meaning	of this price see	consumer.vic.go	v.au/underquo	ting		
Single pric	e \$599,000					
Median sale p	rice					
Median price	\$494 000	Property Type	House	Suburb	Stratford	

			130	Suburb	Strationa
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.

Ado	dress of comparable property	Price	Date of sale
1	9 Hardie PI STRATFORD 3862	\$615,000	22/12/2022
2	4 Fleming St STRATFORD 3862	\$599,000	16/10/2023
3	6 Davidson Rd STRATFORD 3862	\$599,000	01/02/2023

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:

04/06/2024 10:03



6 Barton Ct, Stratford Vic 3862

GRAHAM CHALMER





Property Type: Agent Comments Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

Indicative Selling Price \$599,000 Median House Price March quarter 2024: \$494,000

Comparable Properties

9 Hardie PI STRATFORD 3862 (VG)



Price: \$615,000 Method: Sale Date: 22/12/2022 Property Type: House (Res) Land Size: 900 sqm approx

4 Fleming St STRATFORD 3862 (VG)



Price: \$599,000 Method: Sale Date: 16/10/2023 Property Type: House (Res) Land Size: 793 sqm approx

6 Davidson Rd STRATFORD 3862 (VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$599,000 Method: Sale Date: 01/02/2023 Property Type: House (Res) Land Size: 917 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.