

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

6 Barton Ct, Stratford Vic 3862

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$494,000

Property Type House

Suburb Stratford

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.

	Address 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

Chris Morrison

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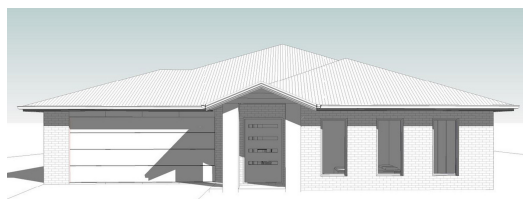
cjmorrison@chalmer.com.au

Indicative Selling Price

\$599,000

Median House Price

March quarter 2024: \$494,000



Property Type:

Agent Comments

Comparable Properties

9 Hardie PI STRATFORD 3862 (VG)

Agent Comments



Price: \$615,000

Method: Sale

Date: 22/12/2022

Property Type: House (Res)

Land Size: 900 sqm approx

4 Fleming St STRATFORD 3862 (VG)

Agent Comments



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



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