

# 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

8 Vaughan Street, Stratford Vic 3862

### Indicative selling price

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

Single price \$480,000

### 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	67 Mcmillan St STRATFORD 3862	\$475,000	16/08/2022
2	66 Mcfarlane St STRATFORD 3862	\$470,000	19/05/2022
3	13 Mountainview Dr STRATFORD 3862	\$467,000	16/03/2022

**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:

14/08/2023 16:02

Ferg Horan

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**Indicative Selling Price**

\$480,000

**Median House Price**

June quarter 2023: \$535,000



3   1   1

**Rooms:** 7

**Property Type:** House

**Land Size:** 849 sqm approx

Agent Comments

## Comparable Properties

**67 Mcmillan St STRATFORD 3862 (VG)**

Agent Comments

3   -   -

**Price:** \$475,000

**Method:** Sale

**Date:** 16/08/2022

**Property Type:** House (Res)

**Land Size:** 1802 sqm approx



**66 Mcfarlane St STRATFORD 3862 (REI/VG)**

Agent Comments

4   1   6

**Price:** \$470,000

**Method:** Private Sale

**Date:** 19/05/2022

**Property Type:** House

**Land Size:** 1011 sqm approx



**13 Mountainview Dr STRATFORD 3862 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$467,000

**Method:** Private Sale

**Date:** 16/03/2022

**Property Type:** House

**Land Size:** 807 sqm approx

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