Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	8 Vaughan Street, 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 \$480,000

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

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



Date of sale



Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$480,000 **Median House Price**

June quarter 2023: \$535,000



1 3

Rooms: 7

Property Type: House Land Size: 849 sqm approx

Agent Comments

Comparable Properties

67 Mcmillan St STRATFORD 3862 (VG)

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Price: \$475.000 Method: Sale Date: 16/08/2022

Property Type: House (Res) Land Size: 1802 sqm approx **Agent Comments**



66 Mcfarlane St STRATFORD 3862 (REI/VG)

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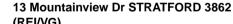






Agent Comments

Price: \$470,000 Method: Private Sale Date: 19/05/2022 Property Type: House Land Size: 1011 sqm approx



(REI/VG)





Price: \$467,000 Method: Private Sale Date: 16/03/2022 Property Type: House Land Size: 807 sqm approx Agent Comments



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



