

STATEMENT OF INFORMATION

49 MERRICK STREET, STRATFORD, VIC

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 MERRICK STREET, STRATFORD, VIC

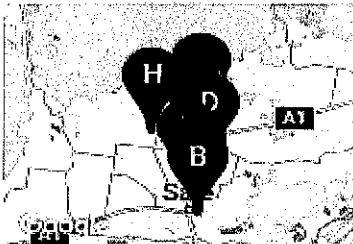
 4  2  5

Indicative Selling Price

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

Price Range: **\$509,000 to \$560,000**

MEDIAN SALE PRICE




STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

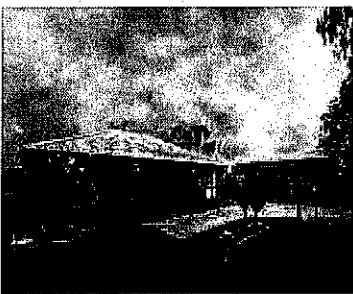
\$272,500

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



106 SOMERTON PARK RD, SALE, VIC 3850

 4  2  5

Sale Price

\$545,000

Sale Date: 28/08/2017

Distance from Property: 17km



66 SOMERTON PARK RD, SALE, VIC 3850

 4  2  2

Sale Price

***\$600,000**

Sale Date: 25/05/2018

Distance from Property: 18km



143 GIBSONS RD, SALE, VIC 3850

 4  2  8

Sale Price

\$514,000

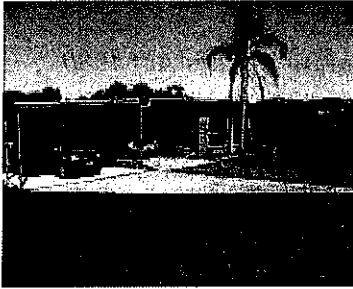
Sale Date: 16/02/2018

Distance from Property: 14km



This report has been compiled on 23/08/2018 by Heart Property . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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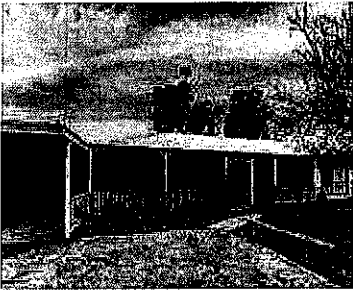
472 REDBANK RD, STRATFORD, VIC 3862

4 2 8

Sale Price
\$494,000

Sale Date: 23/01/2018

Distance from Property: 5.9km



658 PRINCES HWY, MONTGOMERY, VIC 3851

4 2 6

Sale Price
\$575,000

Sale Date: 16/12/2017

Distance from Property: 11km



28 DERMODY RD, STRATFORD, VIC 3862

4 3 6

Sale Price
\$500,000

Sale Date: 23/10/2017

Distance from Property: 5.7km



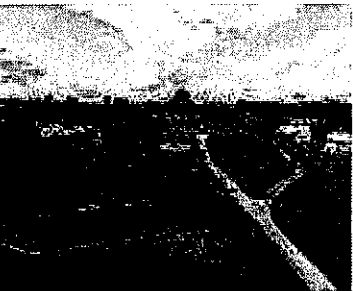
38 AVONLEA ESTATE RD, STRATFORD, VIC

5 2 4

Sale Price
\$492,000

Sale Date: 05/07/2018

Distance from Property: 2.4km



18 BATCHELOR CRT, MAFFRA, VIC 3860

5 2 2

Sale Price
\$570,000

Sale Date: 30/11/2017

Distance from Property: 9.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
including suburb and
postcode

49 MERRICK STREET, STRATFORD, VIC

Indicative selling price

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

Price Range: \$509,000 to \$560,000

Median sale price

Median price \$272,500

House

Unit

Suburb STRATFORD

Period 01 July 2017 to 30 June 2018

Source



Comparable property sales

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
106 SOMERTON PARK RD, SALE, VIC 3850	\$545,000	28/08/2017
66 SOMERTON PARK RD, SALE, VIC 3850	*\$600,000	25/05/2018
143 GIBSONS RD, SALE, VIC 3850	\$514,000	16/02/2018

472 REDBANK RD, STRATFORD, VIC 3862	\$494,000	23/01/2018
658 PRINCES HWY, MONTGOMERY, VIC 3851	\$575,000	16/12/2017
28 DERMODY RD, STRATFORD, VIC 3862	\$500,000	23/10/2017
38 AVONLEA ESTATE RD, STRATFORD, VIC 3862	\$492,000	05/07/2018
18 BATCHELOR CRT, MAFFRA, VIC 3860	\$570,000	30/11/2017

