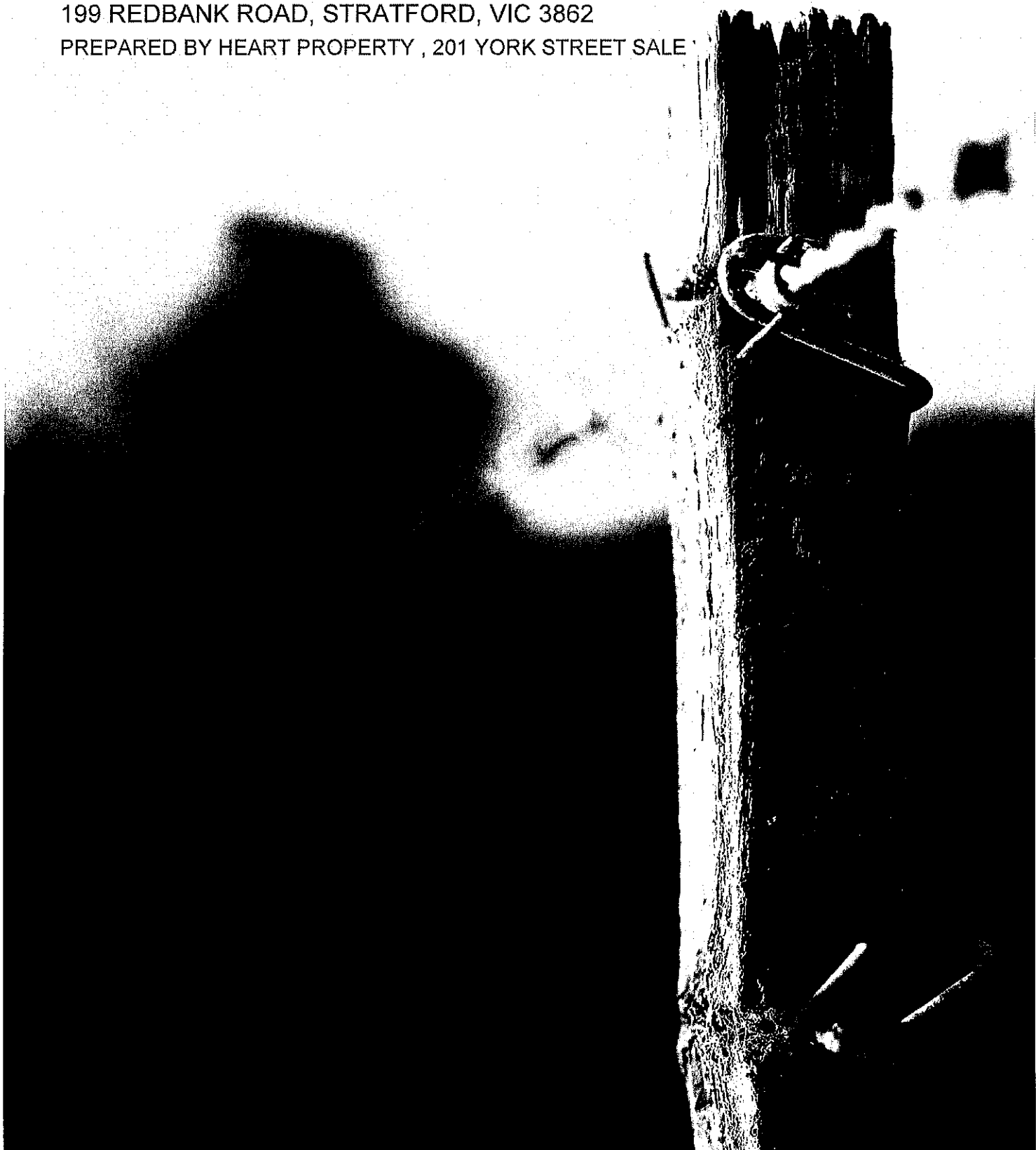


STATEMENT OF INFORMATION

199 REDBANK ROAD, STRATFORD, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



199 REDBANK ROAD, STRATFORD, VIC

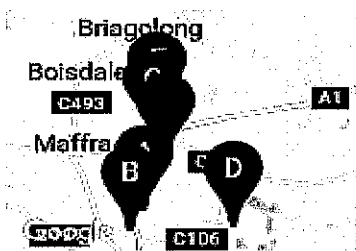
 3  2  2

Indicative Selling Price

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

Price Range: **\$387,000 to \$426,000**

MEDIAN SALE PRICE




STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$273,000

01 January 2018 to 31 December 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.



178 CLYDEBANK RD, AIRLY, VIC 3851

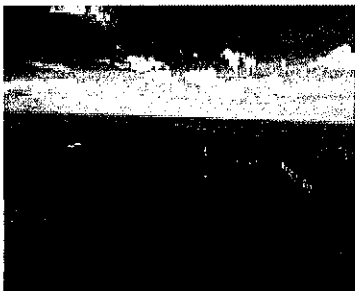
 3  2  2

Sale Price

\$407,500

Sale Date: 09/07/2018

Distance from Property: 6.8km



65 YUILL RD, BUNDALAGUAH, VIC 3851

 3  1  2

Sale Price

\$400,000

Sale Date: 01/06/2018

Distance from Property: 9.6km



37 SANDHILL RD, STRATFORD, VIC 3862

 3  1  4

Sale Price

\$380,000

Sale Date: 24/07/2017

Distance from Property: 2.9km



This report has been compiled on 21/01/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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166 MARLAY POINT RD, CLYDEBANK, VIC

4 2 6

Sale Price

\$397,000

Sale Date: 21/01/2018

Distance from Property: 11km



15 JOSHARC CRT, STRATFORD, VIC 3862

5 2 2

Sale Price

\$450,000

Sale Date: 07/08/2017

Distance from Property: 5.1km



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

Indicative selling price

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

Price Range:

Median sale price

Median price

House

Unit

Suburb

Period

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
178 CLYDEBANK RD, AIRLY, VIC 3851	\$407,500	09/07/2018
65 YUILL RD, BUNDALAGUAH, VIC 3851	\$400,000	01/06/2018
37 SANDHILL RD, STRATFORD, VIC 3862	\$380,000	24/07/2017

166 MARLAY POINT RD, CLYDEBANK, VIC 3851	\$397,000	21/01/2018
15 JOSHARC CRT, STRATFORD, VIC 3862	\$450,000	07/08/2017

