

# 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

7 Mountainview Drive, 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 \$468,000

### Median sale price

Median price \$540,000

Property Type House

Suburb Stratford

Period - From 01/07/2024

to 30/09/2024

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	12 Jones St STRATFORD 3862	\$470,000	02/12/2024
2	8 Thomson St STRATFORD 3862	\$462,500	22/05/2024
3	9 Thomson St STRATFORD 3862	\$475,000	22/12/2023

**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:

08/01/2025 16:08



**Property Type:** Land  
**Land Size:** 763 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$468,000  
**Median House Price**  
 September quarter 2024: \$540,000

## Comparable Properties



**12 Jones St STRATFORD 3862 (REI)**

Agent Comments



**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 02/12/2024  
**Property Type:** House



**8 Thomson St STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$462,500  
**Method:** Private Sale  
**Date:** 22/05/2024  
**Property Type:** House  
**Land Size:** 1896 sqm approx



**9 Thomson St STRATFORD 3862 (VG)**

Agent Comments



**Price:** \$475,000  
**Method:** Sale  
**Date:** 22/12/2023  
**Property Type:** House (Res)  
**Land Size:** 1033 sqm approx

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