

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 Bolden Street, Stratford Vic 3862

Indicative selling price

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

Single price \$445,000

Median sale price

Median price \$465,000

Property Type House

Suburb Stratford

Period - From 01/10/2023

to 31/12/2023

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 eighteen 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	38 Wyndham St STRATFORD 3862	\$445,000	03/05/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

12/04/2024 11:28



 3  - 

Property Type: House (Previously Occupied - Detached)

Land Size: 976 sqm approx

[Agent Comments](#)

Indicative Selling Price
\$445,000

Median House Price
December quarter 2023: \$465,000

Comparable Properties



38 Wyndham St STRATFORD 3862 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$445,000

Method: Private Sale

Date: 03/05/2023

Property Type: House

Land Size: 1027 sqm approx

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 eighteen months.