

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	84 Hobson Street, Stratford Vic 3862
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Indicative selling price

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

Single price	\$339,950
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Median sale price

Median price	\$290,000	House	X	Unit		Suburb or locality	Stratford
Period - From	01/10/2017	to	30/09/2018	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	78 Hobson St STRATFORD 3862	\$345,000	04/10/2018
2	4 Tweedie Ct STRATFORD 3862	\$345,000	19/09/2018
3	83 Hobson St STRATFORD 3862	\$326,000	30/07/2018

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.

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Indicative Selling Price

\$339,950

Median House Price

Year ending September 2018: \$290,000



4 2 2

Rooms:

Property Type: House

Land Size: 820 sqm approx

[Agent Comments](#)

Comparable Properties



78 Hobson St STRATFORD 3862 (REI/VG)

[Agent Comments](#)

3 2 6

Price: \$345,000

Method: Private Sale

Date: 04/10/2018

Rooms: 7

Property Type: House

Land Size: 814 sqm approx



4 Tweedie Ct STRATFORD 3862 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$345,000

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: House

Land Size: 780 sqm approx

83 Hobson St STRATFORD 3862 (VG)

[Agent Comments](#)

4 - -

Price: \$326,000

Method: Sale

Date: 30/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 561 sqm approx