Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	93 Hobson Street, Stratford Vic 3862
Including suburb or	
locality and postcode	
locality and postcode	

Indicative selling price

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

,900

Median sale price

Median price	\$540,000	Pro	perty 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	12a Dixon St STRATFORD 3862	\$492,500	16/10/2024
2	107 Hobson St STRATFORD 3862	\$512,000	26/08/2024
3	2 Neilson Ct STRATFORD 3862	\$495,000	16/08/2024

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:	07/12/2024 09:55













Property Type: House Land Size: 578 sqm approx

Agent Comments

Indicative Selling Price \$499,900 **Median House Price**

September quarter 2024: \$540,000

Comparable Properties



12a Dixon St STRATFORD 3862 (REI)

Price: \$492.500 Method: Private Sale Date: 16/10/2024 Property Type: House Land Size: 533 sqm approx Agent Comments



107 Hobson St STRATFORD 3862 (REI)

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Agent Comments

Price: \$512,000 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 578 sqm approx



2 Neilson Ct STRATFORD 3862 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 856 sqm approx **Agent Comments**

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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