

# 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

93 Hobson Street, 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 \$499,900

### 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	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



3   2   2

**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)**

[Agent Comments](#)

3   2   2

**Price:** \$492,500  
**Method:** Private Sale  
**Date:** 16/10/2024  
**Property Type:** House  
**Land Size:** 533 sqm approx



**107 Hobson St STRATFORD 3862 (REI)**

[Agent Comments](#)

3   2   2

**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)**

[Agent Comments](#)

3   2   2

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

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