

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

70 Hobson Street, Stratford Vic 3862

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$336,500

Property Type House

Suburb Stratford

Period - From 25/02/2019

to 24/02/2020

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	78 Hobson St STRATFORD 3862	\$345,000	04/10/2018
2	4 Wattlebird St STRATFORD 3862	\$343,000	14/02/2019
3	16a Princes Hwy STRATFORD 3862	\$336,500	23/09/2019

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:

25/02/2020 11:24



3 2 2

Property Type: House
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
\$325,000

Median House Price
25/02/2019 - 24/02/2020: \$336,500

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 Wattlebird St STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$343,000
Method: Sale
Date: 14/02/2019
Property Type: House (Res)
Land Size: 800 sqm approx



16a Princes Hwy STRATFORD 3862 (REI)

Agent Comments

3 2 3

Price: \$336,500
Method: Private Sale
Date: 23/09/2019
Rooms: 7
Property Type: House