

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

90-96 Hobson Street, Stratford Vic 3862

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$359,000 Property Type House Suburb Stratford

Period - From 01/07/2020 to 30/06/2021 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.

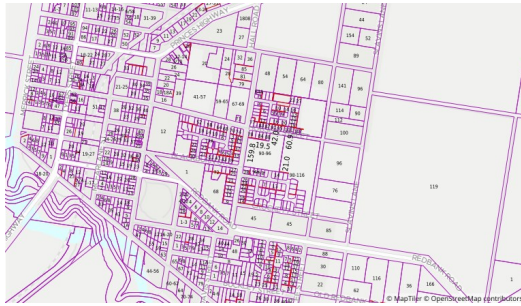
	Address of comparable property	Price	Date of sale
1	3 Buckley St STRATFORD 3862	\$570,000	16/04/2021
2	35 Llowalong Rd STRATFORD 3862	\$550,000	21/09/2020
3	65 Cardice Dr STRATFORD 3862	\$535,000	01/03/2021

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:

12/08/2021 15:11



Property Type:

Divorce/Estate/Family Transfers

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties



3 Buckley St STRATFORD 3862 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 16/04/2021

Property Type: House (Res)

Land Size: 1999 sqm approx



35 Llowalong Rd STRATFORD 3862 (REI)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 21/09/2020

Rooms: 8

Property Type: House

Land Size: 4050 sqm approx



65 Cardice Dr STRATFORD 3862 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 01/03/2021

Property Type: House

Land Size: 14700 sqm approx