

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

8 Peters Drive, Stratford Vic 3862

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$288,500 House ☒ Unit ☐ Suburb or locality Stratford

Period - From 01/07/2018 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	83 Hobson St STRATFORD 3862	\$326,000	30/07/2018
3	89 Hobson St STRATFORD 3862	\$319,500	07/07/2018

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

\$329,000

Median House Price

September quarter 2018: \$288,500



Rooms:

Property Type: Land

Land Size: 755 sqm approx

Agent Comments

Comparable Properties



78 Hobson St STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 04/10/2018

Rooms: 7

Property Type: House

Land Size: 814 sqm approx

83 Hobson St STRATFORD 3862 (VG)

Agent Comments



Price: \$326,000

Method: Sale

Date: 30/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 561 sqm approx

89 Hobson St STRATFORD 3862 (VG)

Agent Comments



Price: \$319,500

Method: Sale

Date: 07/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 579 sqm approx