

Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Pro | pertv | offered | for | sale |
|-----|-------|---------|-----|------|
| | | | | |

| Address | 8 Peters Drive, Stratford Vic 3862 |
|----------------------|------------------------------------|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

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 | Hou | ıse | Х | Unit | | Suburb or locality | Stratford |
|---------------|------------|-----|-------|--------|------|--------|--------------------|-----------|
| Period - From | 01/07/2018 | to | 30/09 | 9/2018 | | 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.

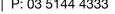
Address of comparable property Date of sale Price

| 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.











Matt Cutler 51439207 0438356761 matthewc@chalmer.com.au

> **Indicative Selling Price** \$329,000

Median House Price September quarter 2018: \$288,500









Property Type: Land Land Size: 755 sqm approx

Agent Comments



Comparable Properties



78 Hobson St STRATFORD 3862 (REI/VG)









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)









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)







Price: \$319,500 Method: Sale Date: 07/07/2018

Rooms: -

Property Type: House (Res) Land Size: 579 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

