

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

68 Hobson Street, Stratford Vic 3862

Indicative selling price

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

Single price

\$397,500

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	27 Mitchell Rd STRATFORD 3862	\$403,000	15/04/2020
2	1 Neilson Ct STRATFORD 3862	\$399,000	09/12/2020
3	54 Hobson St STRATFORD 3862	\$389,500	11/09/2020

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:

27/08/2021 14:34



Property Type: Land

Agent Comments

Comparable Properties



27 Mitchell Rd STRATFORD 3862 (VG)

Agent Comments



Price: \$403,000

Method: Sale

Date: 15/04/2020

Property Type: House (Res)

Land Size: 720 sqm approx



1 Neilson Ct STRATFORD 3862 (REI)

Agent Comments



Price: \$399,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 844 sqm approx



54 Hobson St STRATFORD 3862 (VG)

Agent Comments



Price: \$389,500

Method: Sale

Date: 11/09/2020

Property Type: House (Res)

Land Size: 853 sqm approx