## Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 68 Hobson Street, Stratford Vic 3862

## Indicative selling price

For the meaning of this price see	consumer.vic.gov.au/underquoting
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Single price \$397,500

#### Median sale price

Median price	\$359,000	Pro	perty Type Hou	ise	Suburb	Stratford
Period - From	01/07/2020	to	30/06/2021	Sourc	e 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.

Ado	dress 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

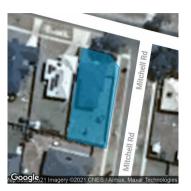
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

27/08/2021 14:34



# **GRAHAM CHALMER**





Property Type: Land Agent Comments

Chris Morrison 0351439206 0419381832 cjmorrison@chalmer.com.au

**Indicative Selling Price** \$397,500 **Median House Price** Year ending June 2021: \$359,000

## **Comparable Properties**



1 Neilson Ct STRATFORD 3862 (REI)



Price: \$399,000 Method: Private Sale



Date: 09/12/2020 Property Type: House Land Size: 844 sqm approx

54 Hobson St STRATFORD 3862 (VG)



Price: \$389,500 Method: Sale Date: 11/09/2020 Property Type: House (Res) Land Size: 853 sqm approx

Agent Comments

Agent Comments

Agent Comments

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



propertydata

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