

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 99 Hobson Street, Stratford Vic 3862
Including suburb or locality and postcode

Indicative selling price

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

Single price \$415,000

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	4 Wattlebird St STRATFORD 3862	\$419,000	04/06/2021
2	6 Ducret Ct STRATFORD 3862	\$410,000	23/01/2021
3	24 Jones St STRATFORD 3862	\$405,000	10/06/2021

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:

21/08/2021 10:07

Ferg Horan
5144 4333
0417 123 162
fhoran@chalmer.com.au

Indicative Selling Price
\$415,000

Median House Price
Year ending June 2021: \$359,000



Property Type: Land
Land Size: 561 sqm approx
Agent Comments

Comparable Properties

4 Wattlebird St STRATFORD 3862 (VG)

Agent Comments



Price: \$419,000
Method: Sale
Date: 04/06/2021
Property Type: House (Res)
Land Size: 800 sqm approx



6 Ducret Ct STRATFORD 3862 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 23/01/2021
Property Type: House
Land Size: 817 sqm approx



24 Jones St STRATFORD 3862 (VG)

Agent Comments



Price: \$405,000
Method: Sale
Date: 10/06/2021
Property Type: House (Res)
Land Size: 1027 sqm approx

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