

Chris Morrison 0351439206 0419381832 cimorrison@chalmer.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	84 Hobson Street, 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	\$339,950
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Median sale price

Median price	\$290,000	Hou	ise X	Unit		Suburb or locality	Stratford
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

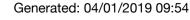
Address of comparable property Date of sale Price

1	78 Hobson St STRATFORD 3862	\$345,000	04/10/2018
2	4 Tweedie Ct STRATFORD 3862	\$345,000	19/09/2018
3	83 Hobson St STRATFORD 3862	\$326,000	30/07/2018

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.

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









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> **Indicative Selling Price** \$339,950

Median House Price Year ending September 2018: \$290,000





Property Type: House Land Size: 820 sqm approx

Agent Comments

Comparable Properties



78 Hobson St STRATFORD 3862 (REI/VG)

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Price: \$345.000 Method: Private Sale Date: 04/10/2018

Rooms: 7

Property Type: House Land Size: 814 sqm approx

4 Tweedie Ct STRATFORD 3862 (REI/VG)





Price: \$345,000 Method: Private Sale Date: 19/09/2018

Rooms: -

Property Type: House Land Size: 780 sqm approx

83 Hobson St STRATFORD 3862 (VG)

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Price: \$326,000 Method: Sale Date: 30/07/2018

Rooms: -

Property Type: House (Res) Land Size: 561 sqm approx

Agent Comments

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