

# 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

95 Hobson Street, Stratford Vic 3862

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$455,000

### Median sale price

Median price

\$547,500

Property Type

House

Suburb

Stratford

Period - From

01/01/2023

to

31/03/2023

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	3 Peters Dr STRATFORD 3862	\$460,000	17/02/2023
2	105 Hobson St STRATFORD 3862	\$459,000	10/03/2022
3	64B Killeen St STRATFORD 3862	\$450,000	01/12/2022

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:

24/05/2023 17:27



**Property Type:** Land

**Land Size:** 578 sqm approx

Agent Comments

## Comparable Properties



**3 Peters Dr STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 17/02/2023

**Property Type:** House

**Land Size:** 442 sqm approx



**105 Hobson St STRATFORD 3862 (REI/VG)**

Agent Comments



**Price:** \$459,000

**Method:** Private Sale

**Date:** 10/03/2022

**Property Type:** House

**Land Size:** 564 sqm approx

**64B Killeen St STRATFORD 3862 (VG)**

Agent Comments



**Price:** \$450,000

**Method:** Sale

**Date:** 01/12/2022

**Property Type:** House (Res)

**Land Size:** 443 sqm approx