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

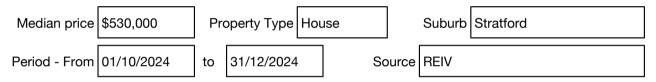
93 Hobson Street, Stratford Vic 3862

Indicative selling price

	For the meaning of this	price see consum	ner.vic.gov.au/u	Inderquoting
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Single price \$489,000

Median sale price



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	11 Freitag Ct STRATFORD 3862	\$495,000	16/01/2025
2	22 Mitchell Rd STRATFORD 3862	\$492,500	01/01/2025
3	2 Neilson Ct STRATFORD 3862	\$495,000	16/08/2024

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:

01/03/2025 11:09









Property Type: House Land Size: 578 sqm approx Agent Comments Indicative Selling Price \$489,000 Median House Price December quarter 2024: \$530,000

Comparable Properties

11 Freitag Ct STRATFORD 3862 (REI/VG) Image: 1 3 Image: 2 Image: 2 2 Price: \$495,000 Method: Private Sale Date: 16/01/2025 Property Type: House Land Size: 682 sqm approx	Agent Comments
22 Mitchell Rd STRATFORD 3862 (REI) 3 2 2 2 Price: \$492,500 Method: Private Sale Date: 01/01/2025 Property Type: House Land Size: 560 sqm approx	Agent Comments
2 Neilson Ct STRATFORD 3862 (REI/VG) 3 2 2 2 Price: \$495,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 856 sqm approx	Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800



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