

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

84 Hobson Street, Stratford Vic 3862

Indicative selling price

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

Single price \$519,000

Median sale price

Median price \$497,000

Property Type House

Suburb Stratford

Period - From 01/01/2022

to 31/03/2022

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	61 Wyndham St STRATFORD 3862	\$535,000	29/03/2022
2	3 Findley Ct STRATFORD 3862	\$520,000	14/10/2021
3	85 Hobson St STRATFORD 3862	\$510,000	19/04/2022

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:

19/05/2022 12:36

Ferg Horan

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Indicative Selling Price

\$519,000

Median House Price

March quarter 2022: \$497,000



4 2 2

Rooms: 8

Property Type: House

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



61 Wyndham St STRATFORD 3862 (REI/VG)

Agent Comments

4 2 2

Price: \$535,000

Method: Private Sale

Date: 29/03/2022

Property Type: House

Land Size: 770 sqm approx



3 Findley Ct STRATFORD 3862 (REI/VG)

Agent Comments

4 2 6

Price: \$520,000

Method: Private Sale

Date: 14/10/2021

Property Type: House

Land Size: 800 sqm approx



85 Hobson St STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$510,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 561 sqm approx

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