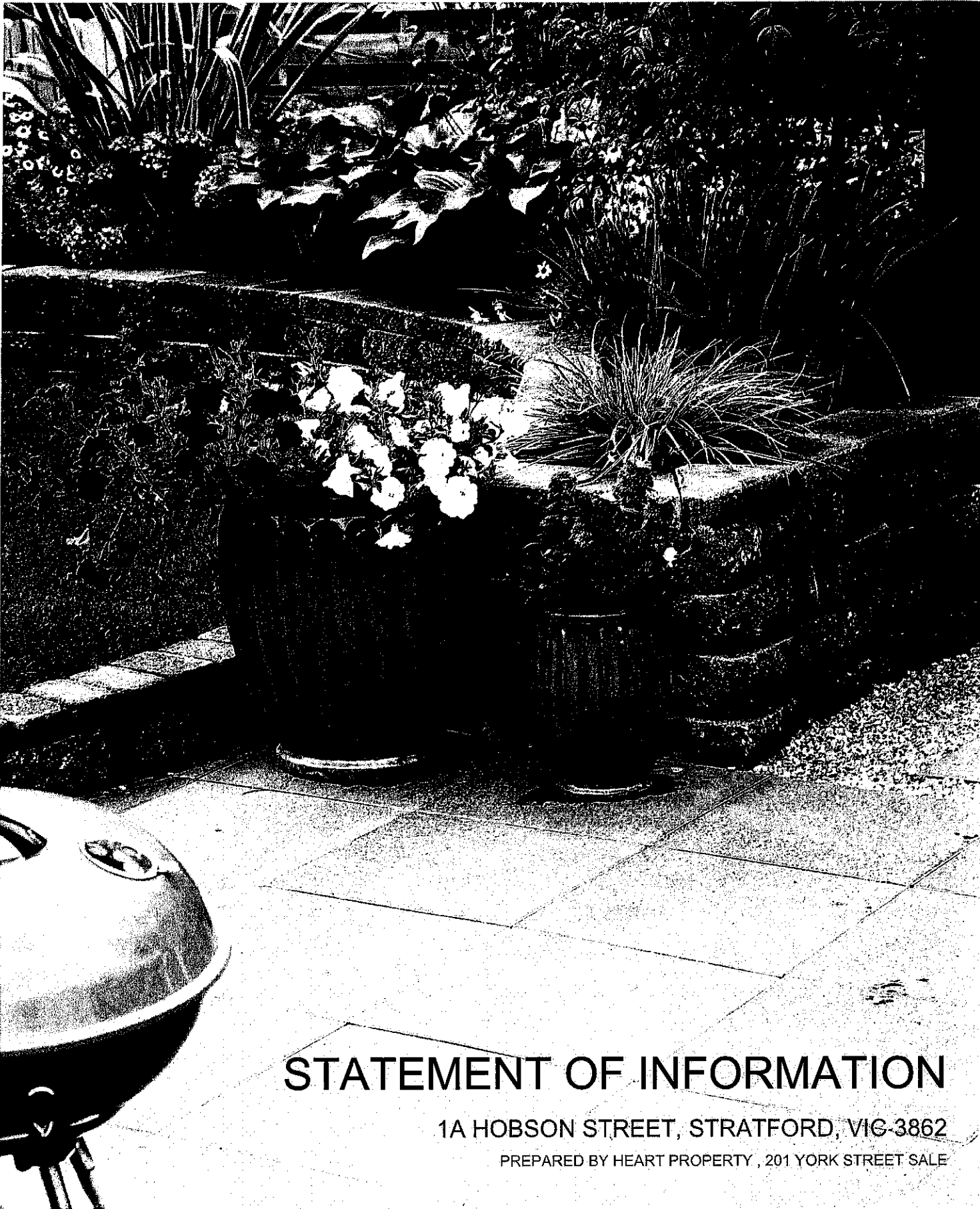




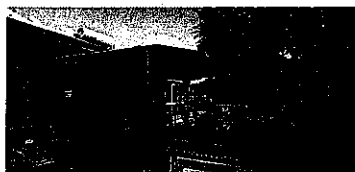
STATEMENT OF INFORMATION

1A HOBSON STREET, STRATFORD, VIC 3862

PREPARED BY HEART PROPERTY, 201 YORK STREET SALE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A HOBSON STREET, STRATFORD, VIC

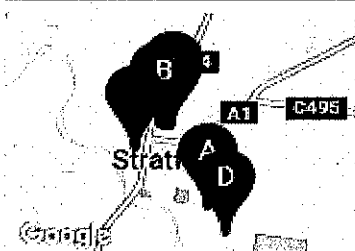
 2  2  1

Indicative Selling Price

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

Price Range: \$234,000 to \$257,000

MEDIAN SALE PRICE



STRATFORD, VIC, 3862

Suburb Median Sale Price (House)

\$320,000

01 July 2018 to 30 June 2019

Provided by: 

COMPARABLE PROPERTIES

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.



40 BOLDEN ST, STRATFORD, VIC 3862

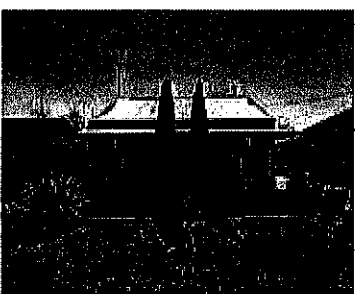
 2  1  4

Sale Price

\$249,000

Sale Date: 20/11/2018

Distance from Property: 1.3km



21 JONES ST, STRATFORD, VIC 3862

 2  2  2

Sale Price

\$250,000

Sale Date: 09/11/2018

Distance from Property: 509m



32 FITZROY ST, STRATFORD, VIC 3862

 3  1  2

Sale Price

\$250,000

Sale Date: 18/12/2018

Distance from Property: 747m



This report has been compiled on 11/09/2019 by Heart Property . Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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9 THOMSON ST, STRATFORD, VIC 3862

3 1 2

Sale Price
\$250,000

Sale Date: 24/10/2018

Distance from Property: 1.8km



56 MCFARLANE ST, STRATFORD, VIC 3862

3 1 1

Sale Price
\$245,000

Sale Date: 20/10/2018

Distance from Property: 592m



15 JONES ST, STRATFORD, VIC 3862

3 1 2

Sale Price
\$231,000

Sale Date: 15/10/2018

Distance from Property: 502m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1A HOBSON STREET, STRATFORD, VIC 3862

Indicative selling price

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

Price Range: \$234,000 to \$257,000

Median sale price

Median price \$320,000

House

☒

Unit

☐

Suburb

STRATFORD

Period 01 July 2018 to 30 June 2019

Source



Comparable property sales

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
40 BOLDEN ST, STRATFORD, VIC 3862	\$249,000	20/11/2018
21 JONES ST, STRATFORD, VIC 3862	\$250,000	09/11/2018
32 FITZROY ST, STRATFORD, VIC 3862	\$250,000	18/12/2018

9 THOMSON ST, STRATFORD, VIC 3862	\$250,000	24/10/2018
56 MCFARLANE ST, STRATFORD, VIC 3862	\$245,000	20/10/2018
15 JONES ST, STRATFORD, VIC 3862	\$231,000	15/10/2018

