

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 and
postcode

42A HOBSON STREET STRATFORD VIC 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$227,500

Property type

Land

Suburb

Stratford

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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

84 HOBSON STREET STRATFORD VIC 3862	\$520,000	05-Jul-22
6 PETERS DRIVE STRATFORD VIC 3862	\$499,000	09-Feb-22
3 FINDLEY COURT STRATFORD VIC 3862	\$520,000	08-Oct-21

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: 07 February 2023



**84 HOBSON STREET STRATFORD
VIC 3862**

Sold Price

\$520,000

Sold Date

05-Jul-22

 4  2  2

Distance

0.45km



**6 PETERS DRIVE STRATFORD VIC
3862**

Sold Price

\$499,000

Sold Date

09-Feb-22

 4  2  2

Distance

0.47km



**3 FINDLEY COURT STRATFORD
VIC 3862**

Sold Price

\$520,000

Sold Date

08-Oct-21

 4  2  6

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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