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

74 Hobson Street, Stratford Vic 3862

Indicative selling price

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

Single price | $499,000

Median sale price

Median price	$494,000	Property Type	House	Suburb	Stratford
Period - From	01/01/2024	to	31/03/2024	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	26 Killeen St STRATFORD 3862	$482,500	14/09/2023
2	56 Killeen St STRATFORD 3862	$480,000	04/10/2023
3	105 Lee St STRATFORD 3862	$480,000	29/05/2023

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: 06/05/2024 10:58

GRAHAM CHALMER
PTY. LTD.

Brett Glover
5144 4333
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Indicative Selling Price
$499,000
Median House Price
March quarter 2024: $494,000

Property Type: Land
Agent Comments

Comparable Properties

26 Killeen St STRATFORD 3862 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $482,500
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 827 sqm approx

Agent Comments

56 Killeen St STRATFORD 3862 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $480,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 722 sqm approx

Agent Comments

105 Lee St STRATFORD 3862 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $480,000
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 646 sqm approx

Agent Comments

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