

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 BLAMEY ROAD, STANHOPE, VIC 3623**

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$202,000 to \$224,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## SUBURB MEDIAN



**STANHOPE, VIC, 3623**

Suburb Median Sale Price (House)

**\$180,000**

01 April 2016 to 31 March 2017

Provided by: pricefinder

## 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.



**431 MCGRATH RD, STANHOPE, VIC 3623**

3 1 2

Sale Price

**\$225,000**

Sale Date: 02/09/2016

Distance from Property: 1.7km



**2538 MCEWEN RD, GIRGARRE, VIC 3624**

3 1 2

Sale Price

**\$212,500**

Sale Date: 30/08/2016

Distance from Property: 4.9km



**4038 MIDLAND HWY, STANHOPE, VIC 3623**

3 1 2

Sale Price

**\$215,000**

Sale Date: 01/05/2015

Distance from Property: 4.3km



This report has been compiled on 06/06/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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26 BRUDENELL ST, STANHOPE, VIC 3623

 4  2  2

Sale Price

**\$200,000**

Sale Date: 02/03/2016

Distance from Property: 494m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

15 BLAMEY ROAD, STANHOPE, VIC 3623

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$202,000 to \$224,000

Median sale price

Median price

\$180,000

House

X

Unit


Suburb

STANHOPE

Period

01 April 2016 to 31 March 2017

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
431 MCGRATH RD, STANHOPE, VIC 3623	\$225,000	02/09/2016
2538 MCEWEN RD, GIRGARRE, VIC 3624	\$212,500	30/08/2016
4038 MIDLAND HWY, STANHOPE, VIC 3623	\$215,000	01/05/2015
26 BRUDENELL ST, STANHOPE, VIC 3623	\$200,000	02/03/2016