Hinchliffe & Greed REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ROSS COURT, STANHOPE, VIC 3623







Indicative Selling Price

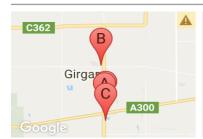
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$215,000 to \$235,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



STANHOPE, VIC, 3623

Suburb Median Sale Price (House)

\$181,000

01 July 2016 to 30 June 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.



26 BRUDENELL ST, STANHOPE, VIC 3623







Sale Price

\$200,000

Sale Date: 02/03/2016

Distance from Property: 187m





7 OLYMPIC ST, GIRGARRE, VIC 3624







Sale Price

\$235,000

Sale Date: 08/02/2017

Distance from Property: 5.1km





431 MCGRATH RD, STANHOPE, VIC 3623







Sale Price

\$225,000

Sale Date: 02/09/2016

Distance from Property: 1.4km



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	7 ROSS COURT, STANHOPE, VIC 3623
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Indicative selling price

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

Price Range: \$215,000 to \$235,000

Median sale price

Median price	\$181,000	House X	Unit	Suburb	STANHOPE
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
26 BRUDENELL ST, STANHOPE, VIC 3623	\$200,000	02/03/2016
7 OLYMPIC ST, GIRGARRE, VIC 3624	\$235,000	08/02/2017
431 MCGRATH RD, STANHOPE, VIC 3623	\$225,000	02/09/2016

