

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 ROSS COURT, STANHOPE, VIC 3623

4 1 2

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

4 2 2

Sale Price

\$200,000

Sale Date: 02/03/2016

Distance from Property: 187m



7 OLYMPIC ST, GIRGARRE, VIC 3624

3 1 1

Sale Price

\$235,000

Sale Date: 08/02/2017

Distance from Property: 5.1km



431 MCGRATH RD, STANHOPE, VIC 3623

3 1 2

Sale Price

\$225,000

Sale Date: 02/09/2016

Distance from Property: 1.4km



This report has been compiled on 04/07/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

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



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