

## STATEMENT OF INFORMATION

8 MONASH STREET, STANHOPE, VIC 3623

PREPARED BY ANDREA MORGAN, HINCHLIFFE AND GREED REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 MONASH STREET, STANHOPE, VIC 3623**  3  1  -

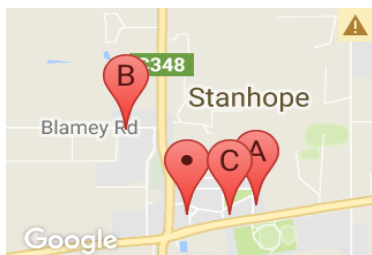
### Indicative Selling Price

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

**Single Price: \$185,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

## MEDIAN SALE PRICE



### STANHOPE, VIC, 3623

Suburb Median Sale Price (House)

**\$180,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



### 7 BRAND ST, STANHOPE, VIC 3623

 3  1  2

#### Sale Price

**\*\$184,000**

Sale Date: 02/08/2017

Distance from Property: 462m



### 16 BLAMEY RD, STANHOPE, VIC 3623

 3  1  2

#### Sale Price

**\$182,000**

Sale Date: 01/02/2017

Distance from Property: 741m



### 1 GLASGOW ST, STANHOPE, VIC 3623

 2  1  2

#### Sale Price

**\$180,000**

Sale Date: 20/02/2017

Distance from Property: 286m



This report has been compiled on 30/10/2017 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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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

8 MONASH STREET, 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:

\$185,000

Median sale price

Median price

\$180,000

House

X

Unit


Suburb

STANHOPE

Period

01 October 2016 to 30 September 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
7 BRAND ST, STANHOPE, VIC 3623	*\$184,000	02/08/2017
16 BLAMEY RD, STANHOPE, VIC 3623	\$182,000	01/02/2017
1 GLASGOW ST, STANHOPE, VIC 3623	\$180,000	20/02/2017