

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 ROSS COURT, STANHOPE, VIC 3623

3 bedrooms, 1 bathroom, 1 car space

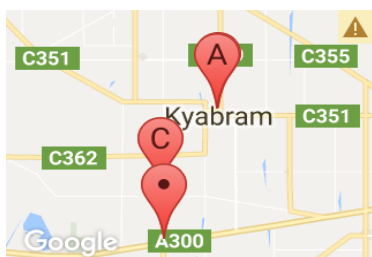
Indicative Selling Price

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

Single Price: **139,000**

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



STANHOPE, VIC, 3623

Suburb Median Sale Price (House)

\$181,000

01 October 2016 to 30 September 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.



25 LYNTON CRES, KYABRAM, VIC 3620

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$137,000

Sale Date: 17/02/2017

Distance from Property: 16km



10 SCOBIE ST, KYABRAM, VIC 3620

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$137,500

Sale Date: 09/11/2016

Distance from Property: 16km



28 CHURCH ST, GIRGARRE, VIC 3624

3 bedrooms, 1 bathroom, 1 car space

Sale Price

\$135,000

Sale Date: 01/09/2016

Distance from Property: 5.4km



This report has been compiled on 21/11/2017 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2017 - 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

9 ROSS COURT, STANHOPE, VIC 3623

Indicative selling price

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

Single Price:

139,000

Median sale price

Median price

\$181,000

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
25 LYNTON CRES, KYABRAM, VIC 3620	\$137,000	17/02/2017
10 SCOBIE ST, KYABRAM, VIC 3620	\$137,500	09/11/2016
28 CHURCH ST, GIRGARRE, VIC 3624	\$135,000	01/09/2016