

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

82 Hopkins Point Road, Warrnambool Vic 3280

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$374,500

House

X

Unit

Suburb Warrnambool

Period - From 01/07/2017

to 30/09/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

82 Hopkins Point Road, Warrnambool Vic 3280



Rooms:
Property Type: House (Res)
Land Size: 1569 sqm approx
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
September quarter 2017: \$374,500

No comparable sales are available with the same view and size.

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.