

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

18 HOPE ROAD, HOPETOUN, VIC

Indicative selling price

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

Single Price: \$119,000

Median sale price

Median price \$85,500

House

Unit

Suburb HOPETOUN

Period 01 July 2017 to 30 June 2018

Source pricefinder

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
120 LASCELLES ST, HOPETOUN, VIC 3396	\$108,000	22/02/2018
113 LASCELLES ST, HOPETOUN, VIC 3396	\$94,000	09/10/2017
2 AUSTIN ST, HOPETOUN, VIC 3396	\$92,000	09/06/2017