

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 DODGSHUN STREET HOPETOUN VIC 3396

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$199,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$176,500

Property type

House

Suburb

Hopetoun

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

A* 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

24 CONRAN STREET HOPETOUN VIC 3396	\$185,000	20-Jul-22
8 HOPE ROAD HOPETOUN VIC 3396	\$200,000	27-May-22
120 LASCELLES STREET HOPETOUN VIC 3396	\$183,000	20-May-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 September 2022


**24 CONRAN STREET HOPETOUN
VIC 3396**
 4  1  1

Sold Price

\$185,000

Sold Date

20-Jul-22

Distance

1.08km

**8 HOPE ROAD HOPETOUN VIC
3396**
 3  1  2

Sold Price

\$200,000

Sold Date

27-May-22

Distance

0.81km

**120 LASCELLES STREET
HOPETOUN VIC 3396**
 3  1  1

Sold Price

\$183,000

Sold Date

20-May-22

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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