

## 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 14/30 Hopetoun Road, Warrnambool Vic 3280

#### Indicative selling price

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

Range between \$125,000 & \$135,000

#### Median sale price

Median price \$333,500 House X Unit Suburb Warrnambool  
Period - From 01/04/2017 to 30/06/2017 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	61 Hopetoun Rd WARRNAMBOOL 3280	\$287,500	16/06/2017
2	1/9 Carmell Dr WARRNAMBOOL 3280	\$202,000	07/07/2017
3	50 Crawley St WARRNAMBOOL 3280	\$171,000	29/06/2017

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.~~

14/30 Hopetoun Road, Warrnambool Vic 3280



 2    1    2

**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$125,000 - \$135,000  
**Median House Price**  
June quarter 2017: \$333,500

## Comparable Properties



**61 Hopetoun Rd WARRNAMBOOL 3280 (REI/VG)**

**Agent Comments**

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**Price:** \$287,500  
**Method:** Auction Sale  
**Date:** 16/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 577 sqm approx

**1/9 Carmell Dr WARRNAMBOOL 3280 (VG)**

**Agent Comments**

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**Price:** \$202,000  
**Method:** Sale  
**Date:** 07/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**50 Crawley St WARRNAMBOOL 3280 (VG)**

**Agent Comments**

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**Price:** \$171,000  
**Method:** Sale  
**Date:** 29/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 714 sqm approx