

61 Hopetoun Road, Warrnambool Vic 3280



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Rooms:
Property Type: House
Land Size: 577 sqm
Agent Comments

Indicative Selling Price
\$295,000
Median House Price
March quarter 2017: \$374,700

Comparable Properties

5 Callistemon Dr WARRNAMBOOL 3280 (VG) **Agent Comments**

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Price: \$305,000
Method: Sale
Date: 12/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 663 sqm

52 Hopetoun Rd WARRNAMBOOL 3280 (VG) **Agent Comments**

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Price: \$292,000
Method: Sale
Date: 10/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 576 sqm

30 Saltau St WARRNAMBOOL 3280 (VG) **Agent Comments**

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Price: \$283,000
Method: Sale
Date: 03/02/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 696 sqm

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 61 Hopetoun Road, Warrnambool Vic 3280

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$374,700

House X

Suburb Warrnambool

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
5 Callistemon Dr WARRNAMBOOL 3280	\$305,000	12/12/2016
52 Hopetoun Rd WARRNAMBOOL 3280	\$292,000	10/02/2017
30 Saltau St WARRNAMBOOL 3280	\$283,000	03/02/2017