

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 630 Hopkins Point Road, Warrnambool Vic 3280

Indicative selling price

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

Range between \$850,000 & \$900,000

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	42 Dobson Way WARRNAMBOOL 3280	\$810,000	26/05/2017
2	84 Hopkins Point Rd WARRNAMBOOL 3280	\$329,000	18/05/2017
3	82 Hopkins Point Rd WARRNAMBOOL 3280	\$275,000	13/06/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
September quarter 2017: \$374,500

Comparable Properties



42 Dobson Way WARRNAMBOOL 3280
(REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 26/05/2017
Rooms: 6
Property Type: House
Land Size: 831 sqm approx

84 Hopkins Point Rd WARRNAMBOOL 3280
(VG)

Agent Comments



Price: \$329,000
Method: Sale
Date: 18/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 1829 sqm approx

82 Hopkins Point Rd WARRNAMBOOL 3280
(VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 13/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 1569 sqm approx