

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

11 Hopetoun Street Camperdown VIC 3260

Indicative selling price

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

Single Price

or range
between

\$270,000

&

\$285,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$302,050

Property type

House

Suburb

Camperdown

Period-from

01 May 2020

to

30 Apr 2021

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

16 Walls Street Camperdown VIC 3260	\$266,540	26-Nov-20
22 Little Street Camperdown VIC 3260	\$295,000	09-Mar-21
1 Daskein Street Camperdown VIC 3260	\$255,000	26-Nov-20

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: 11 May 2021



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16 Walls Street Camperdown VIC 3260

2 1 2

Sold Price

\$266,540

Sold Date **26-Nov-20**

Distance **0.14km**



22 Little Street Camperdown VIC 3260

3 1 2

Sold Price

^{RS} **\$295,000** ^{UN}

Sold Date **09-Mar-21**

Distance **0.18km**



1 Daskein Street Camperdown VIC 3260

3 1 1

Sold Price

\$255,000

Sold Date **26-Nov-20**

Distance **1.16km**



31 Talbot Street Camperdown VIC 3260

3 1 2

Sold Price

\$350,000

Sold Date **11-Mar-21**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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