

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

52 EVELYN 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

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

House

Suburb

Hopetoun

Period-from

01 Dec 2023

to

30 Nov 2024

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

21 FORD STREET HOPETOUN VIC 3396	\$271,000	24-Mar-23
63 LASCELLES STREET HOPETOUN VIC 3396	\$320,000	21-Jul-22
92 TOOLE STREET HOPETOUN VIC 3396	\$300,000	03-Oct-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: 06 December 2024

**21 FORD STREET HOPETOUN VIC
3396**

Sold Price

\$271,000

Sold Date

24-Mar-23

3 2 1

Distance

1.11km**63 LASCELLES STREET HOPETOUN
VIC 3396**

Sold Price

\$320,000

Sold Date

21-Jul-22

3 1 1

Distance

0.23km**92 TOOLE STREET HOPETOUN VIC
3396**

Sold Price

\$300,000

Sold Date

03-Oct-22

3 1 -

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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