

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 22 Golden Square Crescent, HOPPERS CROSSING 3029

#### Indicative selling price

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

**Range \$490,000 - \$510,000**

#### Median sale price

Median **House** for **HOPPERS CROSSING** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$526,250**

#### Comparable property sales

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 the most comparable to the property for sale.

**14 Shearwater Crt,**  
Hoppers Crossing 3029

**Price \$490,000** Sold 27  
August 2019

**75 Westm ill Drive,**  
Hoppers Crossing 3029

**Price \$510,000** Sold 31 July  
2019

**50 Golden Square Crescent,**  
Hoppers Crossing 3029

**Price \$480,000** Sold 26 July  
2019

This Statement of Information was prepared on 4th Nov 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



#### Ray White Hoppers Crossing

Level 1, 255 Old Geelong Road,  
Hoppers Crossing VIC 3029

#### Contact agents



**Richi Pal**  
Ray White

0433 148 755  
[richi.pal@raywhite.com](mailto:richi.pal@raywhite.com)



**KD Ahuja**  
Ray White

(03) 9749 3111  
0430 536 280  
[kd.ahuja@raywhite.com](mailto:kd.ahuja@raywhite.com)

