

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



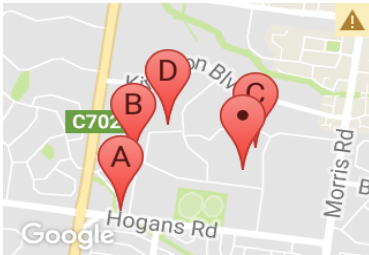
9 BENNETT CLOSE, HOPPERS CROSSING,  4  2  2

Indicative Selling Price

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

Price Range: 730,000 to 770,000

MEDIAN SALE PRICE



HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

\$481,044

01 January 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



118 HOGANS RD, HOPPERS CROSSING, VIC

 4  2  2

Sale Price

***\$700,000**

Sale Date: 13/05/2017

Distance from Property: 845m



21 SYCAMORE ST, HOPPERS CROSSING, VIC

 3  2  2

Sale Price

\$645,000

Sale Date: 10/04/2017

Distance from Property: 721m



2 LAWSON CRT, HOPPERS CROSSING, VIC

 3  2  2

Sale Price

\$770,000

Sale Date: 17/03/2017

Distance from Property: 180m



This report has been compiled on 07/09/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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10 ORBEL CL, HOPPERS CROSSING, VIC 3029

 3  2  2

Sale Price

\$690,000

Sale Date: 14/03/2017

Distance from Property: 588m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 BENNETT CLOSE, HOPPERS CROSSING, VIC 3029

Indicative selling price

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

Price Range:

730,000 to 770,000

Median sale price

Median price

\$481,044

House

X

Unit


Suburb

HOPPERS CROSSING

Period

01 January 2017 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
118 HOGANS RD, HOPPERS CROSSING, VIC 3029	*\$700,000	13/05/2017
21 SYCAMORE ST, HOPPERS CROSSING, VIC 3029	\$645,000	10/04/2017
2 LAWSON CRT, HOPPERS CROSSING, VIC 3029	\$770,000	17/03/2017
10 ORBEL CL, HOPPERS CROSSING, VIC 3029	\$690,000	14/03/2017