



STATEMENT OF INFORMATION

Prepared on 27 July 2017

Joshua Degraaff
M 0447672121
E jdegraaff@ypa.com.au

Land Offered for Sale

29 Ruxton Way Hopetoun Park VIC 3340

0 0 0

Indicative Selling Price

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

Range between \$849,000 & \$899,000

Median Sale Price

There have not been enough sales of Land in Hopetoun Park to calculate a Median Sale Price.

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



24 Griffith Street Maddingley VIC 3340

1 1 -

Sold Price **\$926,230** Sold Date **27-Jun-16**

Distance **7.29km**



6 Eden Crescent Hopetoun Park VIC 3340

9 1 4

Sold Price **\$870,000** Sold Date **24-Mar-16**

Distance **0.49km**



21 Connemarra Circuit Melton VIC 3337

4 3 2

Sold Price **\$780,000** Sold Date **20-Jun-17**

Distance **9.3km**

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



STATEMENT OF INFORMATION

Prepared on 27 July 2017

Joshua Degraaff
M 0447672121
E jdegraaff@ypa.com.au

Land Offered for Sale

29 Ruxton Way Hopetoun Park VIC 3340

0 0 0

Indicative Selling Price

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

Range between \$849,000 & \$899,000

Median Sale Price

There have not been enough sales of Land in Hopetoun Park to calculate a Median Sale Price.

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



69 Tramway Lane Darley VIC 3340	Sold Price	\$925,000	Sold Date	07-Jul-17
4 2 2			Distance	9.98km

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.