

# 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

19 Carshalton Court, Hoppers Crossing 3029
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### Indicative selling price

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

Single price

\$519,900
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### Median sale price

Median price

\$525,000
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Property type

House
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Suburb

Hoppers Crossing
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Period - From

September 2019
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to

November 2019
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Source

APM - Pricerfinder
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### 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
1 – 2 Park Place, Hoppers Crossing	\$545,000	21/09/2019
2 – 133 Kingston Boulevard, Hoppers Crossing	\$568,500	06/11/2019
3 – 101 Birchwood Boulevard, Hoppers Crossing	\$540,000	30/11/2019

This Statement of Information was prepared on:

21/01/2020
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**Brian Mark**  
The local agents you can trust