

# STATEMENT OF INFORMATION

10 CITRUS CLOSE, HOPPERS CROSSING, VIC 3029

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**10 CITRUS CLOSE, HOPPERS CROSSING,** 3 2 2

### Indicative Selling Price

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

**\$440,000 to \$470,000**

## SUBURB MEDIAN



### HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

**\$430,000**

01 April 2016 to 31 March 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.



**8 GREVILLEA CRES, HOPPERS CROSSING, VIC** 3 1 2

### Sale Price

**\*\$460,000**

Sale Date: 30/04/2017

Distance from Property: 311m



**19 ARUNDEL CRT, HOPPERS CROSSING, VIC** 3 2 2

### Sale Price

**\*\$465,000**

Sale Date: 29/04/2017

Distance from Property: 662m



**3 MARCHE CRT, HOPPERS CROSSING, VIC** 3 2 2

### Sale Price

**\$450,000**

Sale Date: 18/03/2017

Distance from Property: 3.7km



This report has been compiled on 09/06/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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12 HAIDEH CRT, HOPPERS CROSSING, VIC

 3  2  2

Sale Price

**\$480,000**

Sale Date: 10/01/2017

Distance from Property: 1.3km





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

10 CITRUS CLOSE, HOPPERS CROSSING, VIC 3029

Indicative selling price

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

Single Price / Range

440,000 to \$470,000

Median sale price

Median price

\$430,000

House

X

Unit


Suburb

HOPPERS CROSSING

Period

01 April 2016 to 31 March 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
8 GREVILLEA CRES, HOPPERS CROSSING, VIC 3029	*\$460,000	30/04/2017
19 ARUNDEL CRT, HOPPERS CROSSING, VIC 3029	*\$465,000	29/04/2017
3 MARCHE CRT, HOPPERS CROSSING, VIC 3029	\$450,000	18/03/2017
12 HAIDEH CRT, HOPPERS CROSSING, VIC 3029	\$480,000	10/01/2017