



## STATEMENT OF INFORMATION

Prepared on 23 May 2019

shane spiteri

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

15 Eden Crescent Hopetoun Park VIC 3340

4 2 2

### Indicative Selling Price

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

Range between \$959,000 & \$1,049,000

### Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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.



**21 Ruxton Way Hopetoun Park VIC 3340** Sold Price **\$850,000** Sold Date **15-Feb-19**

5 2 2

Distance **0.53km**



**20 Runnymede Lane Brookfield VIC 3338** Sold Price **\$720,000** Sold Date **20-Feb-19**

4 2 4

Distance **3.82km**

RS = Recent sale UN = Undisclosed Sale

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**76 Sundew Avenue Long Forest  
VIC 3340**

6 4 6

Sold Price

**\$949,000**

Sold Date **20-Nov-18**

Distance

**4.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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