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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Fourth Avenue Hoppers Crossing VIC 3029

4 1 2

Indicative Selling Price

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

Range between \$560,000 & \$580,000

Median Sale Price

\$547,000 Houses in Hoppers crossing between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**12 First Avenue Hoppers Crossing
VIC 3029**

3 2 2

Sold Price

\$560,000^{UN}

Sold Date

25-Jun-19

Distance

0.28km



**8 Warrenwood Avenue Hoppers
Crossing VIC 3029**

4 2 2

Sold Price^{RS}

\$616,100

Sold Date

05-Jun-19

Distance

0.39km



**44 Warrenwood Avenue Hoppers
Crossing VIC 3029**

3 2 2

Sold Price

\$595,000

Sold Date

16-Feb-19

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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