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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

10 Golden Square Crescent Hoppers Crossing VIC 3029

3 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 \$500,000 & \$550,000




### Median Sale Price

\$555,000 Houses in Hoppers crossing between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>71 Kathleen Crescent Hoppers Crossing VIC 3029</b> 3  2  2	Sold Price	<sup>RS</sup> <b>\$555,000</b>	Sold Date	<b>18-Dec-18</b>	Distance	<b>0.03km</b>
	<b>6 Sheeprun Place Hoppers Crossing VIC 3029</b> 3  2  2	Sold Price	<b>\$520,000</b>	Sold Date	<b>26-Oct-18</b>	Distance	<b>0.24km</b>
	<b>10 Kenmore Close Hoppers Crossing VIC 3029</b> 3  2  2	Sold Price	<b>\$527,500</b>	Sold Date	<b>24-Nov-18</b>	Distance	<b>0.49km</b>

RS = Recent sale      UN = Undisclosed Sale

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