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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Falconer Terrace 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 \$520,000 & \$570,000













### Median Sale Price

\$555,000 Houses in Hoppers crossing between 01 Mar 2018 - 28 Feb 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>6 Scherbourg Place Hoppers Crossing VIC 3029</b>  3  2  2	Sold Price	<b>\$560,000</b>	Sold Date	<b>20-Nov-18</b>	Distance	<b>0.71km</b>
	<b>32 Wootten Road Tarneit VIC 3029</b>  3  2  2	Sold Price	<b>\$529,000</b>	Sold Date	<b>21-Dec-18</b>	Distance	<b>0.81km</b>
	<b>40 Wilmington Avenue Hoppers Crossing VIC 3029</b>  3  2  4	Sold Price	<sup>RS</sup> <b>\$520,000</b>	Sold Date	<b>08-Dec-18</b>	Distance	<b>0.82km</b>

RS = Recent sale      UN = Undisclosed Sale

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**10 Kenmore Close Hoppers Crossing VIC 3029**

 3  2  2

Sold Price

**\$527,500**

Sold Date

**24-Nov-18**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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