

STATEMENT OF INFORMATION

1B LYNDALL COURT, HOPPERS CROSSING AND

1A LYNDALL COURT, HOPPERS CROSSING, VIC 3029

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A LYNDALL COURT, HOPPERS and 1B LYNDALL COURT, HOPPERS CROSSING

Indicative Selling Price

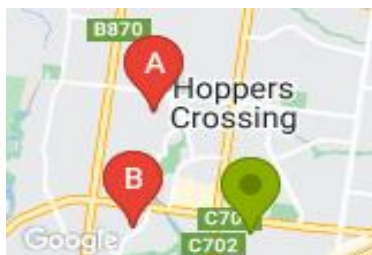
For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$420,000 to \$445,000**

Provided by: Craig Vilcins, P Di Natale Real Estate

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MEDIAN SALE PRICE



HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



2/3 HAYLEY ST, HOPPERS CROSSING, VIC 3029

Sale Price

***\$520,000**

Sale Date: 25/01/2023

Distance from Property: 2.2km



8A WHIPBIRD CL, WERRIBEE, VIC 3030

Sale Price

\$470,000

Sale Date: 31/10/2022

Distance from Property: 1.5km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1A LYNDALL COURT, HOPPERS CROSSING, VIC 3029
and 1B LYNDALL COURT, HOPPERS CROSSING

Indicative selling price

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

Price Range:

\$420,000 to \$445,000

Median sale price

Median price

Property type

House

Suburb

HOPPERS
CROSSING

Period

01 January 2022 to 31 December
2022

Source

pricefinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

2/3 HAYLEY ST, HOPPERS CROSSING, VIC 3029	*\$520,000	25/01/2023
8A WHIPBIRD CL, WERRIBEE, VIC 3030	\$470,000	31/10/2022

This Statement of Information was prepared on:

23/02/2023