

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 46 Ironbark Drive, HOPPERS CROSSING 3029

House



5 beds



3 baths



2 parking

### Indicative selling price

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

**Single price \$550,000**

### Median sale price

Median **House** for **HOPPERS CROSSING** for period **Feb 2017 - Jul 2017**

Sourced from **PRICEFINDER**.

**\$448,000**

### Comparable property sales

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


**99 Grevillea Crescent,** Price **\$630,000** Sold 24 June 2017  
Hoppers Crossing 3029

**69 Wildflower Crescent,** Price **\$5,108,000** Sold 11 May 2017  
Hoppers Crossing 3029

**17 Honeysuckle Place,** Price **\$563,500** Sold 24 June 2017  
Hoppers Crossing 3029

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICEFINDER.

### Contact agents

 **Craig Burns**

03 5282 1999

0413 717 173

[craig@burnsarcher.com.au](mailto:craig@burnsarcher.com.au)



**Burns Archer Realty**

1/1-11 Station Lake Road,  
Lara VIC 3212