

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 21 Arundel Court, Hoppers Crossing 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$460,000 & \$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$470,000 \*House x \*Unit Suburb Hoppers Crossing  
Period - From Sep 2017 to February 2017 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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

Address of comparable property	Price	Date of sale
1) 39 Nicklaus Drive, Hoppers Crossing	\$486,000	11/09/2017
2) 10 Player Close, Hoppers Crossing	\$511,000	20/11/2017
3) 26 Strickland Avenue, Hoppers Crossing	\$471,000	16/09/2017

Property data source: Corelogic.com.au. Generated on the 5th February 2018.