

STATEMENT OF INFORMATION

10 CITRUS CLOSE, HOPPERS CROSSING, VIC 3029

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



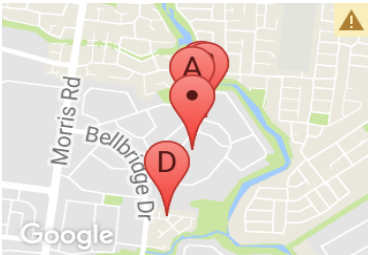
10 CITRUS CLOSE, HOPPERS CROSSING, 3 2 2

Indicative Selling Price

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

Price Range: **440,000 to \$470,000**

MEDIAN SALE PRICE



HOPPERS CROSSING, VIC, 3029

Suburb Median Sale Price (House)

\$450,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



95 BIRCHWOOD BVD, HOPPERS CROSSING, 3 2 2

Sale Price

***\$473,000**

Sale Date: 08/07/2017

Distance from Property: 199m



82 BIRCHWOOD BVD, HOPPERS CROSSING, 3 2 1

Sale Price

\$480,000

Sale Date: 30/06/2017

Distance from Property: 250m



86 BIRCHWOOD BVD, HOPPERS CROSSING, 3 2 2

Sale Price

***\$515,000**

Sale Date: 26/06/2017

Distance from Property: 243m

This report has been compiled on 03/08/2017 by James Ferris. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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9 HAWTHORN DR, HOPPERS CROSSING, VIC



Sale Price

***\$505,000**

Sale Date: 27/05/2017

Distance from Property: 509m



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

10 CITRUS CLOSE, HOPPERS CROSSING, VIC 3029

Indicative selling price

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Price Range: 440,000 to \$470,000

Median sale price

Median price \$450,000

House

Unit

Suburb

HOPPERS
CROSSING

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
95 BIRCHWOOD BVD, HOPPERS CROSSING, VIC 3029	*\$473,000	08/07/2017
82 BIRCHWOOD BVD, HOPPERS CROSSING, VIC 3029	\$480,000	30/06/2017
86 BIRCHWOOD BVD, HOPPERS CROSSING, VIC 3029	*\$515,000	26/06/2017
9 HAWTHORN DR, HOPPERS CROSSING, VIC 3029	*\$505,000	27/05/2017