

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 11 Arnold Court, Hoppers Crossing Vic 3029

#### Indicative selling price

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

Range between \$440,000 & \$484,000

#### Median sale price

Median price \$533,000 House X Unit Suburb Hoppers Crossing

Period - From 01/10/2018 to 31/12/2018 Source REIV

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

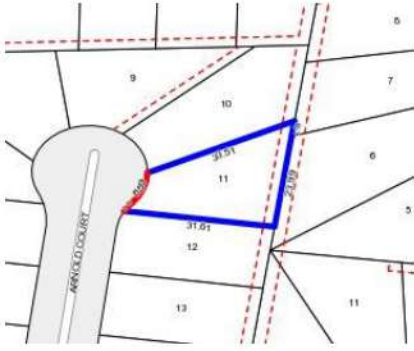
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15 Bellbridge Dr HOPPERS CROSSING 3029	\$500,000	09/01/2019
2	2 Dennison Av HOPPERS CROSSING 3029	\$493,000	21/11/2018
3	14 Rodney Ct HOPPERS CROSSING 3029	\$485,000	18/12/2018

**OR**

**B\*** 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.

11 Arnold Court, Hoppers Crossing Vic 3029



 3  - 

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 557 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$470,000

**Median House Price**

December quarter 2018: \$533,000

## Comparable Properties

**15 Bellbridge Dr HOPPERS CROSSING 3029 (VG)**

**Agent Comments**

 3  - 

**Price:** \$500,000

**Method:** Sale

**Date:** 09/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 553 sqm approx



**2 Dennison Av HOPPERS CROSSING 3029 (VG)**

**Agent Comments**

 3  - 

**Price:** \$493,000

**Method:** Sale

**Date:** 21/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 527 sqm approx



**14 Rodney Ct HOPPERS CROSSING 3029 (VG)**

**Agent Comments**

 3  - 

**Price:** \$485,000

**Method:** Sale

**Date:** 18/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 520 sqm approx