

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

6 Tamboritha Place Hoppers Crossing VIC 3029

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,000

Property type

Land

Suburb

Hoppers Crossing

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

7 McMillan Court Hoppers Crossing VIC 3029	\$530,000	06-Jun-18
4 Nettlefold Avenue Hoppers Crossing VIC 3029	\$530,000	30-Apr-19
32 Bartlett Crescent Hoppers Crossing VIC 3029	\$530,000	28-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 03 December 2019



7 McMillan Court Hoppers Crossing VIC 3029

 3  1  3

Sold Price

\$530,000

Sold Date

06-Jun-18

Distance

1.57km



4 Nettlefold Avenue Hoppers Crossing VIC 3029

 4  2  4

Sold Price

Sold Date

30-Apr-19

Distance

1.58km



32 Bartlett Crescent Hoppers Crossing VIC 3029

 3  3  2

Sold Price

Sold Date

28-Jun-19

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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