

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 101 Birchwood Boulevard, HOPPERS CROSSING 3029

House



3 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$490,000 - \$530,000**

### Median sale price

Median **House** for **HOPPERS CROSSING** for period **May 2019 - Nov 2019**

Sourced from **Pricefinder**.

**\$530,000**

### 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.

**13 Coolabah Crescent,**  
HOPPERS CROSSING 3029

Price **\$547,000** Sold 29  
August 2019

**25 Alexandra Avenue,**  
HOPPERS CROSSING 3029

Price **\$575,000** Sold 17  
August 2019

**7 Arundel Court,**  
HOPPERS CROSSING 3029

Price **\$570,000** Sold 22 July  
2019

This Statement of Information was prepared on 4th Nov 2019

### Additional Information

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.

### Ray White Werribee

65 Watton Street,  
Werribee VIC 3030

### Contact agents



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**RayWhite**