

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

12 Lidgerwood Close, HOPPERS CROSSING, VIC, 3029

Indicative selling price

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

Single price

\$

or range between

\$ 699,000

&

\$ 724,000

Median sale price

Median price

\$

House

Unit

Suburb

HOPPERS CROSSING

Period - From

01/06/2017

to

01/06/2018

Source

APM PriceFinder

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
10 MOKHTAR DRIVE, HOPPERS CROSSING VIC 3029	\$ 590,000	18/06/2018
2 SHEARER CLOSE, HOPPERS CROSSING VIC 3029	\$ 470,000	28/04/2018
33 VIEWSIDE WAY, POINT COOK VIC 3030	\$ 740,000	18/07/2018