

# 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](http://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