

James Antonio  
 P 9741 7777  
 M 0401 889 248  
 E [werribee@ypa.com.au](mailto:werribee@ypa.com.au)

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

352 Derrimut Road Hoppers Crossing VIC 3029

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## Indicative Selling Price

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

Range between \$1,700,000 & \$1,870,000













## Median Sale Price

\$550,000 Houses in Hoppers crossing between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>681 Sayers Road Hoppers Crossing</b> VIC 3029	Sold Price	<b>RS \$1,860,000</b>	Sold Date	<b>08-Oct-18</b>
	 5  2  10			Distance	<b>0.87km</b>
	<b>411 Sayers Road Hoppers Crossing</b> VIC 3029	Sold Price	<b>\$1,850,000</b>	Sold Date	<b>20-Oct-18</b>
	 2  2  4			Distance	<b>1.45km</b>
	<b>785 Sayers Road Hoppers Crossing</b> VIC 3029	Sold Price	<b>\$1,750,000</b>	Sold Date	<b>12-May-18</b>
	 3  2  4			Distance	<b>1.64km</b>

RS = Recent sale      UN = Undisclosed Sale

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