

STATEMENT OF INFORMATION

14 RUXTON WAY, HOPETOUN PARK, VIC 3340



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 RUXTON WAY, HOPETOUN PARK, VIC 🕮 5 🕒 2 🚓 2

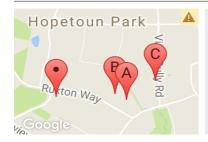
Indicative Selling Price

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

\$1,100,000 to \$1,200,000 **Price Range:**

Provided by: Belinda Lewin, Sweeney Bacchus Marsh

MEDIAN SALE PRICE



HOPETOUN PARK, VIC, 3340

Suburb Median Sale Price (House)

\$790,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



33 RUXTON WAY, HOPETOUN PARK, VIC 3340 🕮 4 🕒 2 🚓 2







Sale Price

*\$905,000

Sale Date: 12/12/2017

Distance from Property: 458m





29 RUXTON WAY, HOPETOUN PARK, VIC 3340 🕮 4





Sale Price

\$900,000

Sale Date: 11/08/2017

Distance from Property: 385m





7 VIEW GULLY RD, HOPETOUN PARK, VIC



Sale Price

\$850.000

Sale Date: 21/07/2017

Distance from Property: 660m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

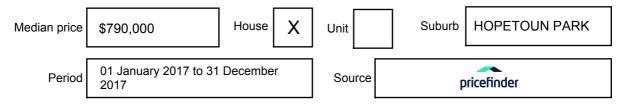
Address Including suburb and postcode	14 RUXTON WAY, HOPETOUN PARK, VIC 3340
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Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
33 RUXTON WAY, HOPETOUN PARK, VIC 3340	*\$905,000	12/12/2017
29 RUXTON WAY, HOPETOUN PARK, VIC 3340	\$900,000	11/08/2017
7 VIEW GULLY RD, HOPETOUN PARK, VIC 3340	\$850,000	21/07/2017