

# 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

17 Palmer Court, Hoppers Crossing 3029

### Indicative selling price

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

Single price

\$600,000

### Median sale price

Median price

\$532,000

Property type

House

Suburb

Hoppers Crossing

Period - From

August 2019

to

October 2019

Source

APM - Pricerfinder

### 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
1 – 247 Morris Road, Hoppers Crossing	\$611,000	24/09/2019
2 – 20 Palmer Court, Hoppers Crossing	\$615,088	25/08/2019
3 – 14 Kelwin Court, Hoppers Crossing	\$632,578	02/08/2019

This Statement of Information was prepared on:

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**Brian Mark**  
The local agents you can trust