

## 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 4 Buckhurst Way, Hoppers Crossing

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$535,000 & \$555,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House  \*Unit  Suburb Hoppers Crossing  
Period - From 3<sup>rd</sup> April 2017 to 3<sup>rd</sup> July 2017 Source CORE LOGIC

### Comparable property sales

A\* 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
36 Grevillea Crescent, Hoppers Crossing	\$570,000	26 <sup>th</sup> April 2018
18 Virgilia Drive, Hoppers Crossing	\$580,000	28 <sup>th</sup> April 2018
2 Hyslop Street, Hoppers Crossing	\$530,000	28 <sup>th</sup> Feb 2018

Property data source: Corelogic.com.au. Generated on 3<sup>rd</sup> July 2018.