

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 46 Ironbark Drive, Hoppers Crossing

Indicative selling price

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

Single price \$ or range between \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$502,000 *House x *Unit Suburb Hoppers Crossing
 Period - From Feb 2017 to Sep 2017 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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
1) 11 Natalie Court, Hoppers Crossing	\$520,000	21/06/2017
2) 69 Wildflower Crescent, Hoppers Crossing	\$510,800	11/05/2017
3) 6 Stirling Court, Hoppers Crossing	\$540,000	03/04/2017

Property data source: realestate.com.au. Generated on the 7th August 2017.