
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

Indicative selling price

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

Single price \$ or range between

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

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 |
|---------------------------------------|-----------|--------------|
| 45 Branton Road, Hoppers Crossing | \$623,000 | 12 AUG 2017 |
| 2 Burge Court, Hoppers Crossing | \$650,000 | 22 JULY 2017 |
| 47 Moffatt Crescent, Hoppers Crossing | \$605,000 | 24 JUNE 2017 |

Property data source: Corelogic.com.au. Generated on 17th August 2017.