



## 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)

43 Wilmington Avenue, 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

or range between

\$620,000

&

\$640,000

### Median sale price

Median price

\$475,000

Property type

House

Suburb

HOPPERS CROSSING, 3029

Period from

18/05/2017

to

18/11/2017

Source

RP DATA

### Comparable property sale

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

33 Woolpack Street, HOPPERS CROSSING, 3029 Victoria

\$625,000

17/11/2017

88 Wilmington Avenue, HOPPERS CROSSING, 3029 Victoria

\$600,000

19/08/2017

2 Nathan Close, HOPPERS CROSSING, 3029 Victoria

\$680,000

27/09/2017