

# 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	<b>11 Chateau Close, Hoppers Crossing, VIC 3029</b>
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## 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  &

## Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period - From  to  Source

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

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/~~eighteen months\*~~ that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
18 Loire Close, Hoppers Crossing	\$571,000	03/08/2017
2 Lion Court, Hoppers Crossing	\$565,000	26/08/2017
21 Chardonnay Place, Hoppers Crossing	\$520,000	06/05/2017

**OR**

~~**B\*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.~~

~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~