

## 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](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

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 11<sup>th</sup> September 2017.