

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	16 Roberts Ave Hoppers Crossing

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	\$ 480,000	&	\$ 520,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$515,000	*House	X	*Unit		Suburb	Hoppers Crossing
Period - From	March 2017	to	Sept 2017	Source	Realestate.com.au		

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
1) 14 Cation ave Hoppers Crossing	\$471,500	08/04/2017
2) 2 Shearer Close Hoppers Crossing	\$470,000	29/04/2017
3) 14 Watson Close Hoppers Crossing	\$475,000	07/04/2017

Property data source: Corelogic.com.au. Generated on the 18th September 2017.