Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

27 William Wright Wynd Hoppers Crossing VIC 3029

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	\$535,000	&	\$585,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$531,500	31,500 Property type		House		Suburb	Hoppers Crossing
Period-from	01 Nov 2018	to	31 Oct 2	2019	Source		Corelogic

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

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Delaware Court Hoppers Crossing VIC 3029	\$557,000	17-Sep-19
1 Doris Drive Hoppers Crossing VIC 3029	\$557,500	20-Sep-19
50 Bartlett Crescent Hoppers Crossing VIC 3029	\$550,000	14-Oct-19

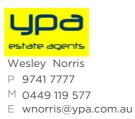
OR

B* 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 6 months.

This Statement of Information was prepared on: 27 November 2019



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3 Delav VIC 30		urt Hoppers Crossing	Sold Price	^{RS} \$557,000	Sold Date	17-Sep-19
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1 Doris Drive Hoppers Crossing VIC 3029			oppers Crossing VIC	Sold Price	\$557,500	Sold Date	20-Sep-19
		2	<u></u>			Distance	0.7km
-							



50 Bartlett Crescent Hoppers Crossing VIC 3029			Sold Price	^{RS} \$550,000	Sold Date	14-Oct-19
酉 4	2	ç <u>,</u> 2			Distance	1.63km

RS = Recent sale UN = Undisclosed Sale

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