
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 32 Cation Avenue, 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 \$490,000 \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$545,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing

Period - From FEB 2019 to AUG 2019 Source CORELOGIC.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
37 Herbert Avenue, Hoppers Crossing	\$490,000	24 APR 2019
7 Cation Avenue, Hoppers Crossing	\$492,000	19 FEB 2019
16 Palmer Court, Hoppers Crossing	\$520,000	01 APR 2019

Property data source: Corelogic.com.au. Generated on 9th August 2019.