
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

2 Talina Close, Hoppers Crossing 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 \$460,000 & \$490,000

Median sale price

(*Delete house or unit as applicable)

Median price \$470,000 *House x *Unit Suburb Hoppers Crossing

Period - From July 2017 to January 2018 Source Realestate.com.au

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 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) 8 Dunk Court, Hoppers Crossing	\$492,000	06/12/2017
2) 51 Kathleen Crescent, Hoppers Crossing	\$470,000	01/09/2017
3) 16 Chardonnay Place, Hoppers Crossing	\$490,000	29/08/2017

Property data source: Corelogic.com.au. Generated on the 19th January 2018.