

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 3 Gos Hawk Court, 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 \$495,000 & \$525,000

Median sale price

Median price \$535,000 Property type House Suburb Hoppers Crossing

Period - From April to September Source R P Data

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 Majella Court, Hoppers Crossing	\$470,000	01.06.2019
46 Toulouse Crescent, Hoppers Crossing	\$570,000	09.08.2019
5 Lorraine Close, Hoppers Crossing	\$435,000	03.06.2019

This Statement of Information was prepared on: 7th October 2019