

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 53 Rockpool Road, 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 \$480,000 & \$500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$458,500 *House x *Unit Suburb Truganina
Period - From August 2017 to February 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) 75 Rockpool Road, Truganina	\$510,000	18/09/2017
2) 20 Cheviot Drive, Truganina	\$518,000	16/10/2017
3)		

Property data source: Corelogic.com.au. Generated on the 24th February 2018.