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**STATEMENT OF INFORMATION****Single residential property located outside the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

21 McKellar Avenue, Hoppers Crossing

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$535,000 & \$575,000

**Median sale price**

Median price \$525,000 \*House ☒ \*Unit ☐ Suburb Hoppers Crossing

Period - From Mar 2019 to Aug 2019 Source REIV [propertydata.com.au](http://propertydata.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 18 Branton Road, Hoppers Crossing	\$545,000	15/6/2019
2 13 Fairway Avenue, Hoppers Crossing	\$540,000	29/6/2019
3 19 Julier Crescent, Hoppers Crossing	\$550,000	10/3/2019

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 1<sup>st</sup> August 2019.