

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 1/4 Mossfiel Drive, Hoppers Crossing Victoria 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 \$349,000 & \$369,000

Median sale price

(*Delete house or unit as applicable)

Median price \$380,000 *House *Land X Suburb Hopper Crossing

Period - From DEC 2018 to MAY 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
1. 2/72 Mossfiel Drive, Hoppers Crossing, VIC, 3029	\$384,000	25 Feb 2019
2. 13 Moffatt Crescent, Hoppers Crossing, VIC, 3029	\$360,000	30 Jan 2019
3. 2/15 Hayden Street, Hoppers Crossing, VIC, 3029	\$348,000	21 Jan 2019

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