

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 12 RESERVE ROAD HOPPERS CROSSING VIC 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 \$410,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$480,000 *House ☒ *Unit ☐ Suburb HOPPERS CROSSING
Period - From JAN-17 to MAR-17 Source REIV.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	13 BARROT AVENUE HOPPERS CROSSING	\$435,000	3-MAY-2017
2	59 HOTHAM CRESCENT HOPPERS CROSSING	\$445,000	28-APRIL-2017
3	26 MAPLEHURST AVENUE HOPPERS CROSSING	\$422,000	29-JAN-2017

Property data source: Corelogic.com.au. Generated on 24 May 2017.