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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

4 Strathmore Crescent, 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 

\$549,000

 & 

\$589,000

**Median sale price**

Median price 

\$475,000

 \*House 

X

 \*Unit  Suburb 

Hoppers Crossing

Period - From 

Feb 2019

 to 

July 2019

 Source 

REIV 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
31 Cumming Drive, Hoppers Crossing	\$605,000	14/02/2019
46 Branton Road, Hoppers Crossing	\$550,000	02/07/2019
5 Arnold Court, Hoppers Crossing	\$594,182	14/04/2019

Property data source: REIV propertydata.com.au. Generated on 16/07/2019.