

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 13 Lamb Grove, Hoppers Crossing

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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$465,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing
Period - From 7th June 2017 to 7th September 2017 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. 39 Roberts Avenue, Hoppers Crossing	\$520,000	13 th May 2017
2. 36 Julier Crescent, Hoppers Crossing	\$543,000	25 th March 2017
3. 30 Evrah Drive, Hoppers Crossing	\$510,000	27 th March 2017

Property data source: Corelogic.com.au. Generated on 07 September 2017.