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**STATEMENT OF INFORMATION****Single residential property located  
in 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

8 Hyslop Street, 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 \$575,000 & \$595,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$532,000 \*House x \*Unit Suburb Hoppers Crossing

Period - From July 2019 to September 2019 Source REIV Propertydata.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) 7 Johnson Avenue, Hoppers Crossing	\$618,000	07/1/2020
2) 44 Spring Drive, Hoppers Crossing	\$586,000	28/11/2020
3) 52 Eleanor Drive Hoppers Crossing	\$675,000	18/09/2019

Property data source: Corelogic.com.au. Generated on the 7<sup>th</sup> of February 2020.