

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 7 Rose Gardens Place – 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 \$635,000 & \$665,000

Median sale price

(*Delete house or unit as applicable)

Median price \$555,000 *House ☒ *Land ☐ Suburb Hoppers Crossing

Period - From AUG 2018 to JAN 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. 4 Cowie Place, Hoppers Crossing	\$650,000	27 TH Jan 2019
2. 1 Hayley Street, HOPPERS CROSSING	\$678,000	17 th March 2019
3. 13 Elmes Court, HOPPERS CROSSING	\$660,000	30 th Jan 2019

Property data source: Corelogic.com.au. Generated on 5th June 2019