

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 45 Birchwood Blvd, 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 \$600,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$491,000 *House x *Unit Suburb Hoppers Crossing
Period - From Sep 2017 to February 2018 Source Realestate.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
1) 1 Albion Court, Hoppers Crossing	\$650,000	23/09/2017
2) 91 Grevillea Crescent, Hoppers Crossing	\$641,000	04/11/2017
3) 42 Birchwood Blvd, Hoppers Crossing	\$624,000	03/01/2018

Property data source: Corelogic.com.au. Generated on the 5th February 2018.