

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 32 Banksia Crescent, Hoppers Crossing 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$575,000 & \$595,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House x *Unit Suburb Hoppers Crossing

Period - From April 2018 to September 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) 23 McMurray Crescent, Hoppers Crossing	\$600,000	08-09-2018
2) 8 Bartlett Crescent, Hoppers Crossing	\$575,000	23-06-2018
3) 16 Picardy Court, Hoppers Crossing	\$581,000	07-06-2018

Property data source: Corelogic.com.au. Generated on the 20th September 2018.