

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/26 Dennison Avenue Hoppers Crossing VIC 3029

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

\$365,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

2/42 Tyrone Street Werribee VIC 3030	\$387,500	29-Aug-19
2/69 Babele Road Tarneit VIC 3029	\$382,000	09-Dec-19
2/274 Bethany Road Tarneit VIC 3029	\$370,000	21-Nov-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 January 2020