

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](http://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