

## 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 136 Kingston Blvd, Hoppers Crossing

### 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 \$499,000 & \$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$459,500 \*House x \*Unit Suburb Hoppers Crossing  
Period - From April 2017 to October 2017 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) 16 Dona Drive, Hoppers Crossing        | \$515,000 | 04/09/2017   |
| 2) 17 Honeysuckle Place, Hoppers Crossing | \$563,500 | 24/06/2017   |
| 3) 14 Coolabah Crescent, Hoppers Crossing | \$550,000 | 26/08/2017   |

Property data source: Corelogic.com.au. Generated on the 4th October 2017.