
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	4 Lyndall Court, Hoppers Crossing
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$	or range between	\$479,000	&	\$499,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$455,000	*House	X	*Unit		Suburb	Hoppers Crossing
Period - From	June 2017	to	Oct 2017	Source	CORELOGIC.COM.AU		

Comparable property sales

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- 42 Canberra Avenue, Hoppers Crossing	\$475,000	30/05/2017
2- 8 Hayden Street, Hoppers Crossing	\$492,000	27/05/2017
3- 60 Wiltonvale Avenue, Hoppers Crossing	\$480,000	18/05/17

Property data source: Corelogic.com.au. Generated on 26/09/ 2017.