

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 39 Ironbark Drive, Hoppers Crossing

Indicative selling price

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

Single price \$535,000 or range between * & *

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House x *Unit Suburb Hoppers Crossing
Period - From February 2017 to August 2017 Source Realestate.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) 1 Freesia Court, Hoppers Crossing	\$536,000	11/03/2017
2) 17 Honeysuckle Place, Hoppers Crossing	\$563,500	24/06/2017
3) 86 Birchwood Blvd, Hoppers Crossing	\$515,000	27/05/2017

Property data source: Corelogic.com.au. Generated on the 18th September 2017