

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 1/9 Maplehurst Avenue, Hoppers Crossing

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 \$360,000 & \$390,000

Median sale price

(*Delete house or unit as applicable)

Median price \$350,000 *House *Unit X Suburb Hoppers Crossing

Period - From 19/02/2017 to 19/07/ 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) 1/66 Mossfiel Drive Hoppers Crossing	\$365,000	04/03/2017
2) 1/53 Sycamore Street, Hoppers Crossing	\$376,000	10/04/2017
3) 2/26 Fernwood Drive, Hoppers Crossing	\$370,000	20/01/2017

Property data source: Corelogic.com.au. Generated on the 19th July 2017