

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 13 Virgilia Drive 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 \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$533,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing

Period - From October 2018 to March 2019

Source REIV Propertydata.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) 24 Alsace Avenue Hoppers Crossing	\$565,000	05/12/2018
2) 12 Delaware Court Hoppers Crossing	\$587,500	08/01/2019
3) 17 Penny Crescent Hoppers Crossing	\$610,000	12/02/2019