

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 13A Moffatt Crescent, 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 & \$370,000

Median sale price

(*Delete house or unit as applicable)

Median price \$390,000 *House ☐ *Unit ☒ Suburb HOPPERS CROSSING
Period - From 12th Jun 2018 to 12th Sep 2018 Source CORE LOGIC

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
3/60 Warringa Crescent, Hoppers Crossing	\$375,000	9 th April 2018
3/14 Moffatt Crescent, Hoppers Crossing	\$395,000	14 th April 2018
41A Guinane Avenue, Hoppers Crossing	\$380,000	5 th June 2018

Property data source: Corelogic.com.au. Generated on 11 December 2018.