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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

7 Cation Ave, Hoppers Crossing

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between 

\$480,000

\$525,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price 

\$552,000

 \*House 

X

 \*Unit  Suburb 

Hoppers Crossing

Period - From 

SEP 2018

 to 

FEB 2019

 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
4 Symons Ave, Hoppers Crossing	\$490,000	24 JAN 2019
20 Bourke Cres, Hoppers Crossing	\$510,000	27 AUG 2018
11 Durham Crescent, Hoppers Crossing	\$515,000	24 DEC 2018

Property data source: Corelogic.com.au. Generated on 13<sup>th</sup> FEB 2019.