

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 156 Mossfiel 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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,000 *House x *Unit Suburb Hoppers Crossing
Period - From May 2017 to November 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) 53 Mossfiel Drive, Hoppers Crossing	\$541,000	15/07/2017
2) 7 Smeaton Avenue, Hoppers Crossing	\$505,000	10/09/2017
3) 17 Second Avenue, Hoppers Crossing	\$561,000	10/09/2017

Property data source: Corelogic.com.au. Generated on the 13th November 2017.