

## 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 91 Virgilia Drive, 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 \$570,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$565,000 \*House x \*Unit Suburb Hoppers Crossing

Period - From August 2018 to December 2018 Source REIV [propertydata.com.au](http://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) 32 Banksia Crescent, Hoppers Crossing	\$568,000	29/09/2018
2) 216 Hogans Road, Hoppers Crossing	\$580,000	04/10/2018
3) 63 Dowling Avenue, Hoppers Crossing	\$594,260	28/10/2018

Property data source: Corelogic.com.au. Generated on the 17<sup>th</sup> December 2018.