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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 42 Ironbark 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 \$505,000 & \$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$565,000 \*House ☒ \*Unit ☐ Suburb Hoppers Crossing  
Period - From 3<sup>rd</sup> Sep 2019 to 3<sup>rd</sup> March 2020 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
248 Morris Road, Hoppers Crossing	\$500,000	14 <sup>th</sup> Oct 2019
5 Germander Court, Hoppers Crossing	\$508,000	17 <sup>th</sup> Oct 2019
2 Park Place, Hoppers Crossing	\$545,000	21 <sup>st</sup> Sep 2019

Property data source: Corelogic.com.au. Generated on 3<sup>rd</sup> March, 2020.