

## 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 51 Aitken Avenue, Hoppers Crossing 3029

### 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 \$560,000 & \$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$552,000 \*House x \*Unit Suburb Hoppers Crossing

Period - From January 2018 to March 2018 Source REIV [propertydata.com.au](http://propertydata.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) 9 Priestley Avenue, Hoppers Crossing	\$570,000	10/02/2018
2) 16 Branton Road, Hoppers Crossing	\$566,000	19/03/2018
3) 15 Judkins Avenue, Hoppers Crossing	\$559,000	15/03/2018

Property data source: Corelogic.com.au. Generated on the 4<sup>th</sup> of May 2018.