

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 53 McMurray Crescent, 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 \$530,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$540,000 *House x *Unit Suburb Hoppers Crossing
Period - From May 2018 to October 2018 Source REIV propertydata.com.au

Comparable property sales

B* The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
1) 218 Hogans Road, Hoppers Crossing	\$550,475	04/06/2018
2) 15 Ashton Crescent, Hoppers Crossing	\$530,000	22/06/2018
3) 3 John Flynn Court, Hoppers Crossing	\$553,000	23/06/2018

Property data source: Corelogic.com.au. Generated on the 19th Of November 2018.