

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 37 Herbert Avenue – 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 \$480,000 & \$510,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House ☒ *Land ☐ Suburb Hoppers Crossing

Period - From OCT 2018 to MAR 2019 Source CORELOGIC.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. 36 Herbert Avenue, HOPPERS CROSSING	\$526,000	31 JAN 2019
2. 37 Mossfiel Drive, HOPPERS CROSSING	\$500,000	14 JAN 2019
3. 15 Bellbridge Blvd, HOPPERS CROSSING	\$500,000	09 JAN 2019

Property data source: Corelogic.com.au. Generated on 27th March 2019