

## 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 47 Moffatt Crescent, 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 \$500,000 & \$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$485,000 \*House Y \*Unit Suburb Hoppers Crossing

Period - From 29/12/2016 to 29/05/2017 Source REIV realestate.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. 15 Gildan Court, Hoppers Crossing      | \$550,000 | 16/03/2017   |
| 2. 63 Mossfiel Drive, Hoppers Crossing    | \$505,000 | 29/04/2017   |
| 3. 21 Warringa Crescent, Hoppers Crossing | \$510,000 | 1/05/2017    |

OR

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

Property data source: [REIV realestate.com.au](http://REIV.realestate.com.au). Generated on 29 May 2017.