

## 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 9 Medina Drive, Hoppers Crossing

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$585,000 & \$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$540,000 \*House \*Unit x Suburb Hoppers Crossing  
Period - From April 2019 to October 2019 Source reiv.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) 5 Clendon Court, Hoppers Crossing	\$587,500	03/09/2019
2) 13 Wildflower Crescent, Hoppers Crossing	\$600,000	26/09/2019
3) 4235 Morris Road, Hoppers Crossing	\$615,000	07/06/2019

Property data source: Corelogic.com.au. Generated on the 11<sup>th</sup> October 2019.