

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 17 Yarrabee Drive, 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 \$490,000 & \$530,000

Median sale price

(*Delete house or unit as applicable)

Median price \$475,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing
Period - From Aug 2017 to Nov 2017 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- 9 Clay Avenue, Hoppers Crossing	\$522,500	15 th July 2017
2- 33 Willmott Drive, Hoppers Crossing	\$500,000	22 nd May 2017
3- 25 Strathmore Crescent, Hoppers Crossing	\$530,000	25 th Sep 2017

Property data source: Corelogic.com.au. Generated on 16th November 2017