

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 36 Herbert Avenue, Hoppers Crossing 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$520,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$581,000 *House x *Unit Suburb Hoppers Crossing

Period - From July 2018 to Sep 2018 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) 49 Guinane Avenue, Hoppers Crossing	\$540,000	11/06/2018
2) 48 Hunter Avenue, Hoppers Crossing	\$545,000	08/09/2018
3) 4 Woodville Park Drive, Hoppers Crossing	\$590,000	21/05/2018

Property data source: Corelogic.com.au. Generated on the 11th December 2018.