

## 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 21 Incana Close, 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 \$560,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$580,000 \*House x \*Unit Suburb Hoppers Crossing  
 Period - From October 2017 to December 2017 Source REIV propertydata.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) 14 Incana Close, Hoppers Crossing	\$600,000	29 Jan 2018
2) 7 Eton Court, Hoppers Crossing	\$583,000	23 Feb 2018
3) 90 Grevillea Crescent, Hoppers Crossing	\$568,000	21 Feb 2018

Property data source: Corelogic.com.au. Generated on the 4<sup>th</sup> April 2018.