

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 72 Bellbridge Drive, Hoppers Crossing, 3029

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 \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$515,000 *House X *Unit Suburb Hoppers Crossing

Period - From March 2017 to Sept 2017 Source Realestate.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) 11 Natalie Court, Hoppers Crossing	\$520,000	21/07/2017
2) 6 Stirling Court, Hoppers Crossing	\$540,000	03/04/2017
3) 36 Stella Way, Hoppers Crossing	\$528,000	06/06/2017

Property data source: Corelogic.com.au. Generated on the 11th September 2017.