# 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

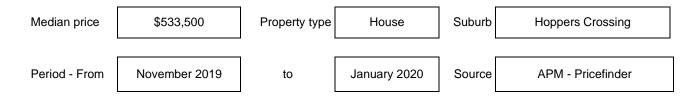
#### Indicative selling price

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

Single price

\$400,000

#### Median sale price



## **Comparable property sales**

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 – 15 Scherbourg Place, Hoppers Crossing | \$400,000 | 08/12/2019   |
| 2 – 20 Provence Grove, Hoppers Crossing   | \$413,000 | 07/12/2019   |
| 3 – 150 Virgilia Drive, Hoppers Crossing  | \$410,000 | 29/11/2019   |

This Statement of Information was prepared on:

31/03/2020



The local agents you can trust