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	26 Alsace Avenue, Hoppers Crossing 3029

Indicative selling price

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

Single price	$420,000

Median sale price

Median price	$533,500	Property type	House	Suburb	Hoppers Crossing
Period - From	November 2019	to	January 2020	Source	APM - Pricefinder

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 – 10 Hawkhurst Court, Hoppers Crossing	$430,000	06/03/2020
2 – 10 Falconer Terrace, Hoppers Crossing	$480,000	18/03/2020
3 – 37 Breton Drive, Hoppers Crossing	$465,000	27/01/2020

This Statement of Information was prepared on: 01/04/2020

Brian Mark

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