Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	11 Maple Street, Hoppers Crossing

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	$460,000	&	$470,000

Median sale price

Median price	$535,000	Property type	*House*	Suburb	Hoppers Crossing
Period - From	April	to	September	Source	R P Data

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
38 Wildflower Crescent, Hoppers Crossing	$550,000	26.08.2019
220 Bellbridge Drive, Hoppers Crossing	$570,000	24.07.2019
217 Bellbridge Drive, Hoppers Crossing	$625,000	15.07.2019

This Statement of Information was prepared on: 17th September 2019