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	6 McIntosh Avenue, 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	$499,000	&	$539,000

Median sale price

Median price	$535,000	Property type	*House*	Suburb	Hoppers Crossing
Period - From	April 2019	to	Sept 2019	Source	Core Logic

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
50 Wilton Vale Avenue, Hoppers Crossing	$554,000	28th August
1 Lantana Avenue, Hoppers Crossing	$550,000	23rd May
1 Patterson Avenue, Hoppers Crossing	$530,000	15th July

This Statement of Information was prepared on: 30th September 2019