



## 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)

11 Madison Drive, HOPPERS CROSSING, 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$520,000

&

\$550,000

### Median sale price

Median price

\$520,000

Property type

House

Suburb

HOPPERS CROSSING, 3029

Period from

31/01/2018

to

31/07/2018

Source

RP DATA

### Comparable property sale

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

2 Hyslop Street, HOPPERS CROSSING, 3029 Victoria

\$530,000

27/02/2018

24 Fourth Avenue, HOPPERS CROSSING, 3029 Victoria

\$550,000

27/03/2018

35 Branton Road, HOPPERS CROSSING, 3029 Victoria

\$551,000

12/05/2018