

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

5 Shearwater Court, Hoppers Crossing 3029

Indicative selling price

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

Single price

\$520,000

Median sale price

Median price

\$550,000

Property type

House

Suburb

Hoppers Crossing

Period - From

July 2019

to

September 2019

Source

APM - Pricerfinder

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 – 50 Bethany Road, Hoppers Crossing	\$510,000	23/10/2019
2 – 22 Alsace Avenue, Hoppers Crossing	\$520,000	09/09/2019
3 – 45 Toulouse Crescent, Hoppers Crossing	\$570,000	06/08/2019

This Statement of Information was prepared on:

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Brian Mark

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