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## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

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PROPERTY OFFERED FOR SALE

**73 Strathmore Crescent, Hoppers Crossing, VIC 3029**

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INDICATIVE SELLING PRICE

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

**Range Between \$530,000 & \$570,000**

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MEDIAN SALE PRICE

**Median price \$536,000 | House | Hoppers Crossing (3029)**

**Period - From 1 December 2017 to 1 May 2018 | Source - [www.realestate.com.au](http://www.realestate.com.au)**

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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
<b>4 LYNDALL COURT, HOPPERS CROSSING VIC 3029</b>	<b>\$568,000</b>	<b>11/11/2017</b>
<b>15 WARRINGA CRESCENT, HOPPERS CROSSING VIC 3029</b>	<b>\$570,000</b>	<b>25/11/2017</b>
<b>35 WOODVILLE PARK DRIVE, HOPPERS CROSSING VIC 3029</b>	<b>\$570,000</b>	<b>07/04/2018</b>