

STATEMENT OF INFORMATION

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

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

22 Roseland Crescent, Hoppers Crossing, VIC 3029

INDICATIVE SELLING PRICE

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

Range Between \$450,000 & \$480,000

MEDIAN SALE PRICE

Median price \$455,000 | House | Hoppers Crossing (3029)

Period - From 28 February 2017 to 28 June 2017 | Source - realestate.com

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
14 HUNTINGFIELD DR, HOPPERS CROSSING VIC 3029	\$480,000	25/02/2017
42 CANBERRA AVE, HOPPERS CROSSING VIC 3029	\$475,000	31/05/2017
60 WILTONVALE AVE, HOPPERS CROSSING VIC 3029	\$480,000	12/07/2017