

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

4 DYER STREET HOPPERS CROSSING VIC 3029

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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

| | | |
|--|-----------|-----------|
| 22 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029 | \$575,000 | 07-Feb-22 |
| 16 WARRENWOOD AVENUE HOPPERS CROSSING VIC 3029 | \$550,000 | 12-Mar-22 |
| 4 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029 | \$571,000 | 29-Apr-22 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 June 2022



22 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029

 3  1  4

Sold Price **\$575,000** Sold Date **07-Feb-22**

Distance **0.79km**



16 WARRENWOOD AVENUE HOPPERS CROSSING VIC 3029

 2  2  4

Sold Price **\$550,000** Sold Date **12-Mar-22**

Distance **0.8km**



4 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029

 3  1  2

Sold Price ^{RS} **\$571,000** Sold Date **29-Apr-22**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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