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	92 DERRIMUT ROAD 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	$995,000	&	$1,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Apr 2021	to	31 Mar 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
7 PALOMA COURT HOPPERS CROSSING VIC 3029	$700,000	22-Nov-21
8 CARLING COURT HOPPERS CROSSING VIC 3029	$1,005,000	07-Dec-21
177 HEATHS ROAD HOPPERS CROSSING VIC 3029	$645,000	26-Feb-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.~~

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7 PALOMA COURT HOPPERS CROSSING VIC 3029

4 2 1

Sold Price **$700,000** Sold Date **22-Nov-21**

Distance **0.12km**

8 CARLING COURT HOPPERS CROSSING VIC 3029

3 2 6

Sold Price **$1,005,000** Sold Date **07-Dec-21**

Distance **1.88km**

177 HEATHS ROAD HOPPERS CROSSING VIC 3029

4 2 2

Sold Price RS **$645,000** Sold Date **26-Feb-22**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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