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 Chardonnay Place 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	$535,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$566,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Oct 2020	to	30 Sep 2021	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
5 Guyenne Court Hoppers Crossing VIC 3029	$535,000	31-May-21
28 Callistemon Drive Hoppers Crossing VIC 3029	$550,000	06-Aug-21
1 Casey Drive Hoppers Crossing VIC 3029	$570,000	12-Aug-21

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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5 Guyenne Court Hoppers Crossing VIC 3029

3 2 2

Sold Price **$535,000** Sold Date **31-May-21**

Distance **0.08km**



28 Callistemon Drive Hoppers Crossing VIC 3029

3 2 6

Sold Price **$550,000** Sold Date **06-Aug-21**

Distance **0.54km**



1 Casey Drive Hoppers Crossing VIC 3029

4 2 2

Sold Price RS **$570,000** Sold Date **12-Aug-21**

Distance **0.77km**

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

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