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	34 DUMMETT AVENUE 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	$580,000	&	$630,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
68 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029	$608,000	26-Nov-21
6 HYSLOP STREET HOPPERS CROSSING VIC 3029	$613,500	20-Nov-21
47 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029	$635,000	26-Nov-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.~~

This Statement of Information was prepared on: 09 December 2021

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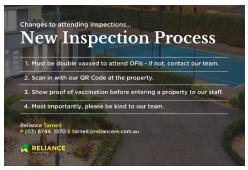
68 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029

3 2 4

Sold Price RS $608,000 Sold Date 26-Nov-21

Distance 0.18km



6 HYSLOP STREET HOPPERS CROSSING VIC 3029

4 2 6

Sold Price RS $613,500 Sold Date 20-Nov-21

Distance 0.61km



47 BAGGOTT DRIVE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price RS $635,000 Sold Date 26-Nov-21

Distance 0.2km

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

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