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 BUCHAN COURT 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 May 2021	to	30 Apr 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
8 ADMIRAL COURT TARNEIT VIC 3029	$680,000	13-May-22
18 BORDEAUX DRIVE HOPPERS CROSSING VIC 3029	$650,000	06-Feb-22
4 BRETON DRIVE HOPPERS CROSSING VIC 3029	$659,000	15-Mar-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: 23 May 2022

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8 ADMIRAL COURT TARNEIT VIC 3029

4 2 2

Sold Price RS **$680,000** UN Sold Date **13-May-22**

Distance **0.38km**



18 BORDEAUX DRIVE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **$650,000** Sold Date **06-Feb-22**

Distance **0.52km**



4 BRETON DRIVE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **$659,000** Sold Date **15-Mar-22**

Distance **0.68km**

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

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