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 BETULA RISE 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Feb 2022	to	31 Jan 2023	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
9 TUDOR COURT HOPPERS CROSSING VIC 3029	$683,500	04-Oct-22
5 WATERSIDE CLOSE HOPPERS CROSSING VIC 3029	$695,000	01-Nov-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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9 TUDOR COURT HOPPERS CROSSING VIC 3029

4 2 6

Sold Price **$683,500** Sold Date **04-Oct-22**

Distance **1.31km**



5 WATERSIDE CLOSE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **$695,000** Sold Date **01-Nov-22**

Distance **0.37km**

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

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