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: 7 Paloma 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 & $670,000

Median sale price

(*Delete house or unit as applicable)

Median Price: $570,000 | Property type: House | Suburb: Hoppers Crossing

Period-from: 01 Nov 2020 to 31 Oct 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 Lyndall Court Hoppers Crossing VIC 3029	$640,000	23-Sep-21
182 Heaths Road Hoppers Crossing VIC 3029	$625,000	12-Jul-21
109 Heaths Road Hoppers Crossing VIC 3029	$710,000	09-Oct-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: 16 November 2021

CONSUMER AFFAIRS VICTORIA