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	1 Stephen 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	$665,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Feb 2021	to	31 Jan 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
7 Betula Rise Hoppers Crossing VIC 3029	$690,250	28-Aug-21
1 Parkview Close Hoppers Crossing VIC 3029	$695,000	29-Sep-21
4 Nettlefold Avenue Hoppers Crossing VIC 3029	$675,200	13-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: 05 February 2022

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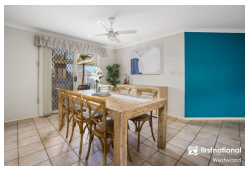


7 Betula Rise Hoppers Crossing VIC 3029

4 2 2

Sold Price **$690,250** Sold Date **28-Aug-21**

Distance **0.47km**



1 Parkview Close Hoppers Crossing VIC 3029

4 2 2

Sold Price **$695,000** Sold Date **29-Sep-21**

Distance **0.68km**



4 Nettlefold Avenue Hoppers Crossing VIC 3029

4 2 6

Sold Price **$675,200** Sold Date **13-Nov-21**

Distance **1.93km**

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

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