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 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	$645,000	&	$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Apr 2021	to	31 Mar 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 PALOMA COURT HOPPERS CROSSING VIC 3029	$700,000	22-Nov-21
1 BENNETT CLOSE HOPPERS CROSSING VIC 3029	$706,000	01-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: 21 April 2022

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7 PALOMA COURT HOPPERS CROSSING VIC 3029

4 2 1

Sold Price **$700,000** Sold Date **22-Nov-21**

Distance **0.9km**



1 BENNETT CLOSE HOPPERS CROSSING VIC 3029

4 2 1

Sold Price RS **$706,000** Sold Date **01-Mar-22**

Distance **1.57km**

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

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