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	16 PANNAM DRIVE 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	$580,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,250	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Mar 2021	to	28 Feb 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 forsale.

Address ofcomparable property	Price	Date of sale
22 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	$575,000	22-Feb-22
4 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	$575,000	20-Oct-21
13 FOWLER STREET HOPPERS CROSSING VIC 3029	$616,000	02-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: 31 March 2022