

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 57 Bellbridge Drive, Hoppers Crossing

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$580,000 & \$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$605,000 \*House ☒ \*Unit ☐ Suburb Hoppers Crossing  
Period - From 30<sup>th</sup> May 2021 to 30<sup>th</sup> Nov 2021 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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
14 London Court, Hoppers Crossing	\$610,300	30 <sup>th</sup> May 2021
20 Hotham Crescent, Hoppers Crossing	\$593,000	20 <sup>th</sup> Oct 2021
17 Mokhtar Drive, Hoppers Crossing	\$616,000	14 <sup>th</sup> Jul 2021

Property data source: Corelogic.com.au. Generated on 30<sup>th</sup> November 2021.