

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 55 Birchwood Boulevard, Hoppers Crossing Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$625,500 Property Type House Suburb Hoppers Crossing

Period - From 01/01/2024 to 31/12/2024 Source REIV

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 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
1	2 Kelwin Ct HOPPERS CROSSING 3029	\$650,000	07/12/2024
2	1 Macedon St HOPPERS CROSSING 3029	\$640,000	05/10/2024
3	11 Dennison Av HOPPERS CROSSING 3029	\$665,000	05/10/2024

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 six months.~~

This Statement of Information was prepared on: 21/02/2025 09:40



 3  2  1

Rooms: 5
Property Type: House
Land Size: 811 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median House Price
Year ending December 2024: \$625,500

Comparable Properties



2 Kelwin Ct HOPPERS CROSSING 3029 (REI)

Agent Comments

 3  1  2

Price: \$650,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 669 sqm approx



1 Macedon St HOPPERS CROSSING 3029 (REI/VG)

Agent Comments

 3  2  4

Price: \$640,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 654 sqm approx



11 Dennison Av HOPPERS CROSSING 3029 (REI)

Agent Comments

 3  2  6

Price: \$665,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 526 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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