

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 5 Bluebell Court, Hoppers Crossing

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 \$750,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing
Period - From Feb 2022 to July 2022 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
156 Kingston Boulevard, Hoppers Crossing	\$792,000	5 th Mar 2022
21 Jasmine Close, Hoppers Crossing	\$755,000	20 th Mar 2022
9 Torquata Court, Hoppers Crossing	\$745,000	19 th Apr 2022

Property data source: Corelogic.com.au. Generated on 12th July 2022.