

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

9 Melaleuca Drive, Hoppers Crossing Vic 3029

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$532,000

Property Type

House

Suburb

Hoppers Crossing

Period - From

01/10/2019

to

31/12/2019

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	50 Bethany Rd HOPPERS CROSSING 3029	\$510,000	11/10/2019
2	12 Banksia Cr HOPPERS CROSSING 3029	\$482,000	23/11/2019
3	53 Bethany Rd HOPPERS CROSSING 3029	\$460,000	23/10/2019

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:

01/04/2020 16:41

9 Melaleuca Drive, Hoppers Crossing Vic 3029



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Property Type: House (Previously Occupied - Detached)

Land Size: 648 sqm approx

Agent Comments

Indicative Selling Price

\$490,000

Median House Price

December quarter 2019: \$532,000

Comparable Properties



50 Bethany Rd HOPPERS CROSSING 3029 (VG)

Agent Comments

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Price: \$510,000

Method: Sale

Date: 11/10/2019

Property Type: House (Res)

Land Size: 657 sqm approx

12 Banksia Cr HOPPERS CROSSING 3029 (REI/VG)

Agent Comments

3 1 3

Price: \$482,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 770 sqm approx



53 Bethany Rd HOPPERS CROSSING 3029 (VG)

Agent Comments

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Price: \$460,000

Method: Sale

Date: 23/10/2019

Property Type: House (Res)

Land Size: 560 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.