

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 Bellbridge Drive 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

\$530,000

&

\$570,000

Median sale price

Median price

\$540,000

Property type

HOUSE

Suburb

Hoppers Crossing

Period - From

1 JAN 2020

to

31 MAR 2020

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. 171 Bellbridge Drive Hoppers Crossing	\$578,000	21 May 2020
2. 20 Rudolph Street Hoppers Crossing	\$607,000	25 Feb 2020
3. 157 Morris Road Hoppers Crossing	\$540,000	31 Jan 2020

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: 17th June 2020