

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 11 DORCHAP 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 \$599,000 & \$649,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000 *House ☒ *Unit ☐ Suburb Hoppers Crossing
Period - From May 2022 to November 2022 Source CoreLogic

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
20 NELSON WAY HOPPERS CROSSING VIC 3029	\$645,000	20-JUL-22
135 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029	\$610,000	02-AUG-22
2 TOOTLES COURT HOPPERS CROSSING VIC 3029	\$610,000	17-JUN-22

Property data source: Corelogic.com.au. Generated on 17th November 2022.