

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Chardonnay Place, Hoppers Crossing VIC 3029

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 \$585,000 & \$615,000

Median sale price

Median price \$620,000 *House X *Unit Suburb Hoppers Crossing
Period - From 1st April 2022 to 31st Oct 2022 Source Corelogic

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
16 Chardonnay Place, Hoppers Crossing VIC 3029	\$600,000	10-Sep-22
49 Toulouse Crescent, Hoppers Crossing VIC 3029	\$608,000	02-Oct-22
50 Golden Square Crescent, Hoppers Crossing VIC 3029	\$580,000	02-Sep-22

Property data source: REIV propertydata.com.au. Generated on 28th November 2022