
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

137 Bellbridge Drive, Hoppers Crossing
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*

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 or range between

\$450,000

 &

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$510,000

 *House

x

 *Unit

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 Suburb

Hoppers Crossing

Period - From

Feb 2017

 to

August 2017

 Source

realestate.com.au

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) 2 Shearer Close, Hoppers Crossing	\$470,000	29/04/2017
2) 14 Watson Close, Hoppers Crossing	\$475,000	07/04/2017
3) 69 Wildflower Crescent, Hoppers Crossing	\$510,800	25/01/2017