

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

7 ORCHID COURT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2021

to

31 Aug 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 6 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

106 BIRCHWOOD BOULEVARD HOPPERS CROSSING VIC 3029	\$860,000	28-Mar-22
5 BLUEBELL COURT HOPPERS CROSSING VIC 3029	\$765,000	27-Jul-22

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 6 months.

This Statement of Information was prepared on: 09 September 2022



**106 BIRCHWOOD BOULEVARD
HOPPERS CROSSING VIC 3029**

5 2 2

Sold Price **\$860,000** Sold Date **28-Mar-22**

Distance **0.54km**



**5 BLUEBELL COURT HOPPERS
CROSSING VIC 3029**

5 2 2

Sold Price ^{RS} **\$765,000** Sold Date **27-Jul-22**

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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