

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 2/71 Sycamore Street, 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 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$505,000 *House ☐ *Unit ☒ Suburb HOPPERS CROSSING

Period - From August 2024 to February 2025 Source REIV

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
2/38 Evrah Drive, Hoppers Crossing	\$560,000	29 th July 2024
55B Springleaf Road, Tarneit	\$560,000	7 th July 2024
1/1 Devlin Drive, Hoppers Crossing	\$590,000	17 th July 2024

Property data source: Corelogic.com.au. Generated on 5th February 2025