Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	3 Bedford Court, Hoppers Crossing Vic 3029
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$580,000	&	\$600,000

Median sale price

Median price	\$620,000	Pro	perty Type	House		Suburb	Hoppers Crossing
Period - From	01/01/2025	to	31/03/2025	s	ource	REIV	

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	
ſ	1 3 Doynton Pde HOPPERS CROSSING 3029	\$700,000	14/02/2025	

2	2 Swift St HOPPERS CROSSING 3029	\$550,000	13/02/2025
3	40 Herbert Av HOPPERS CROSSING 3029	\$570,000	10/12/2024

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 six months.

This Statement of Information was prepared on:	02/05/2025 20:20











Property Type: Agent Comments

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

Indicative Selling Price \$580,000 - \$600,000 **Median House Price** March quarter 2025: \$620,000

Comparable Properties



3 Doynton Pde HOPPERS CROSSING 3029 (REI/VG)







Agent Comments

Price: \$700,000 Method: Private Sale Date: 14/02/2025 Property Type: House Land Size: 588 sqm approx

2 Swift St HOPPERS CROSSING 3029 (VG)

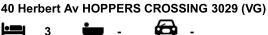




Agent Comments

Price: \$550,000 Method: Sale Date: 13/02/2025

Property Type: House (Res) Land Size: 630 sqm approx





Agent Comments

Price: \$570,000 Method: Sale Date: 10/12/2024

Property Type: House (Res) Land Size: 584 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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