

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 21 HAMPSTEAD DRIVE, 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 \$550,000 & \$600,000

Median sale price

(*Delete house or unit as applicable)

Median price \$615,000 *House *Land Suburb HOPPERS CROSSING
Period - From November 2023 to April 2024 Source CORELOGIC.COM.AU

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
1. 4 MOFFATT CRESCENT HOPPERS CROSSING VIC 3029	\$601,000	17-Nov-23
2. 77 HUNTINGFIELD DRIVE HOPPERS CROSSING VIC 3029	\$610,000	12-Apr-24
3. 33 WILLMOTT DRIVE HOPPERS CROSSING VIC 3029	\$560,000	24-Feb-24

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.

Property data source: Corelogic.com.au. Generated on 16th April 2024