

# 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

29 Pannam Drive, Hoppers Crossing Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$583,000

### Median sale price

Median price \$596,000 Property Type House Suburb Hoppers Crossing

Period - From 01/04/2023 to 30/06/2023 Source 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
1	45 Pannam Dr HOPPERS CROSSING 3029	\$630,000	25/02/2023
2	30 Pannam Dr HOPPERS CROSSING 3029	\$611,000	18/02/2023
3	56 Pannam Dr HOPPERS CROSSING 3029	\$595,000	25/03/2023

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:

21/07/2023 16:02



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$583,000  
**Median House Price**  
June quarter 2023: \$596,000

## Comparable Properties



**45 Pannam Dr HOPPERS CROSSING 3029 (VG)**

**Agent Comments**



**Price:** \$630,000  
**Method:** Sale  
**Date:** 25/02/2023  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx

**30 Pannam Dr HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**



**Price:** \$611,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**56 Pannam Dr HOPPERS CROSSING 3029 (REI/VG)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2023  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx