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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$530,000		&		\$583,000			
Median sale p	rice							
Median price	\$596,000	Pro	Property Type Hous		se		Suburb	Hoppers Crossing
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ado	dress 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



29 Pannam Drive, Hoppers Crossing Vic 3029





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

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

Comparable Properties



45 Pannam Dr HOPPERS CROSSING 3029 Agent Comments



Property Type: House (Res) Land Size: 550 sqm approx

30 Pannam Dr HOPPERS CROSSING 3029 Agent Comments (REI/VG)



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) **1**3 **2** 2

Agent Comments

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

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



propertydata

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