

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 43 William Wright Wynd Hoppers Crossing Vic 3029

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 \$*585,000 & \$ 615,000

Median sale price

Median price \$ 592,000 Property type *House* Suburb Hoppers Crossing Vic 3029

Period - From March ,2023 to March,2024 Source Real estate.com

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
11. 6 John Flynn crt Hoppers Crossing Vic 3029	\$ 582,000	24/11/2023
2. 25 Callistemon drive Hoppers Crossing Vic 3029	\$ 600,000	18 /11 /2023
3. 3 Callistemon drive Hoppers Crossing Vic 3029	\$ 610,000	30/12/2023

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: 16/04/2024