

# 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 45 Bellbridge 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 \$500,000 & \$540,000

### Median sale price

Median price \$610,000 Property Type House Suburb Hoppers Crossing

Period - From 20/10/2022 to 19/10/2023 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	31 Bellbridge Dr HOPPERS CROSSING 3029	\$552,000	27/05/2023
2	83 Bellbridge Dr HOPPERS CROSSING 3029	\$551,000	21/06/2023
3	139 Bellbridge Dr HOPPERS CROSSING 3029	\$550,000	06/08/2023

**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: 25/10/23 1:41PM

45 Bellbridge Drive, Hoppers Crossing Vic 3029

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$540,000  
**Median House Price**  
20/10/2022 - 19/10/2023: \$610,000

## Comparable Properties



**31 Bellbridge Dr HOPPERS CROSSING 3029 (REI/VG)** Agent Comments



**Price:** \$552,000  
**Method:** Auction Sale  
**Date:** 27/05/2023  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**83 Bellbridge Dr HOPPERS CROSSING 3029 (VG)** Agent Comments



**Price:** \$551,000  
**Method:** Sale  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**139 Bellbridge Dr HOPPERS CROSSING 3029 (REI)** Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 06/08/2023  
**Property Type:** House

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