# 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	45 Bellbridge Drive, Hoppers Crossing Vic 3029	
Including suburb and		
postcode		

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$500,000	&	\$540,000
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#### Median sale price

Median price \$610	0,000 Pro	perty Type Ho	ouse	Suburb	Hoppers Crossing
Period - From 20/10	0/2022 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.

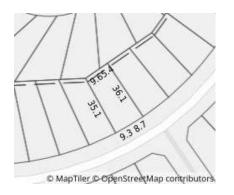
Address of comparable property		Price	Date of sale
1	31 Bellbridge Dr HOPPERS CROSSING 3029	\$552,000	27/05/2023
2	83 Bellbridge Dr HOPPERS CROSSING 3029	\$551,000	21/06/2023
3	139 Bellbridge Dr HOPPERS CROSSING 3029	\$550,000	06/08/2023

#### 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







Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

**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)

**=** 3

Price: \$552,000 Method: Auction Sale Date: 27/05/2023

Property Type: House (Res) Land Size: 574 sqm approx Agent Comments



83 Bellbridge Dr HOPPERS CROSSING 3029

(VG)

**=** 3

Method: Sale

Price: \$551,000

Date: 21/06/2023 Property Type: House (Res) Land Size: 565 sqm approx

**Agent Comments** 



139 Bellbridge Dr HOPPERS CROSSING 3029

(REI)

**=**3

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

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



