

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 5 HAYDEN STREET, HOPPERS CROSSING

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 \$475,000 & \$505,000

Median sale price

(*Delete house or unit as applicable)

Median price \$605,000 *House *Unit Suburb HOPPERS CROSSING
Period - From May 2023 October 2023 Source CoreLogic

Comparable property sales

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 |
|--|-----------|--------------|
| 22 WILTONVALE AVENUE HOPPERS CROSSING VIC 3029 | \$505,000 | 01-Jul-23 |
| 28 HAMPSTEAD DRIVE HOPPERS CROSSING VIC 3029 | \$505,000 | 06-Jun-23 |
| 13 DYER STREET HOPPERS CROSSING VIC 3029 | \$510,000 | 28-Sep-23 |

Property data source: Corelogic.com.au. Generated on 27th October 2023.