BARRYPLANT

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

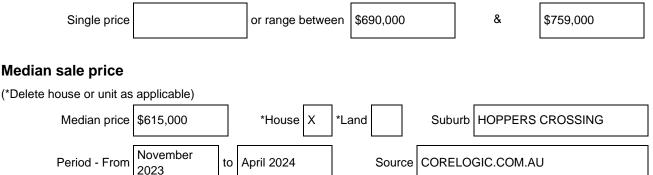
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 91 BIRCHWOOD BOULEVARD HOPPERS CROSSING VIC 3029 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)



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
1. 14 ORCHID COURT HOPPERS CROSSING VIC 3029	\$712,500	10-Feb-24
2. 52 LONSDALE CIRCUIT HOPPERS CROSSING VIC 3029	\$700,000	19-Feb-24
3. 38 ANGELA DRIVE HOPPERS CROSSING VIC 3029	\$702,888	27-Feb-24

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.

Property data source: Corelogic.com.au. Generated on 4th April 2024