

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 4 Bellbridge Drive 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 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median price \$532,000 *House x *Unit Suburb Hoppers Crossing
 Period - From July 2019 to September 2019 Source REIV Propertydata.com.au

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) 135 Morris Road Hoppers Crossing	\$515,000	20/08/2019
2) 11 Barrot Hoppers Crossing	\$480,000	08/07/2019
3) 14 Barrot Avenue Hoppers Crossing	\$486,000	20/09/2019