

## 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

1 Crofton Court 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$458,500

Property type

Land

Suburb

Hoppers Crossing

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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 Crofton Court Hoppers Crossing VIC 3029   | \$580,000 | 28-May-20    |
| 10 Crana Court Hoppers Crossing VIC 3029     | \$715,000 | 20-May-20    |
| 38 Hastings Avenue Hoppers Crossing VIC 3029 | \$750,000 | 27-May-20    |

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 6 months.~~

This Statement of Information was prepared on: 23 November 2020