

## 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

7 THIRD AVENUE 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

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2021

to

30 Apr 2022

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 37 CANBERRA AVENUE HOPPERS CROSSING VIC 3029  | \$635,000 | 17-Apr-22 |
| 57 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029 | \$645,500 | 07-Dec-21 |
| 6 THRUSH COURT WERRIBEE VIC 3030              | \$640,000 | 02-Feb-22 |

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: 30 May 2022


**37 CANBERRA AVENUE HOPPERS  
CROSSING VIC 3029**
 3  2  1

Sold Price

<sup>RS</sup>
**\$635,000**

Sold Date

**17-Apr-22**

Distance

**0.94km**

**57 BELLBRIDGE DRIVE HOPPERS  
CROSSING VIC 3029**
 3  2  1

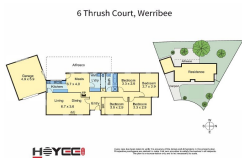
Sold Price

**\$645,500**

Sold Date

**07-Dec-21**

Distance

**1.24km**

**6 THRUSH COURT WERRIBEE VIC  
3030**
 3  1  1

Sold Price

**\$640,000**

Sold Date

**02-Feb-22**

Distance

**1.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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