

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

2 PLAYER CLOSE HOPPERS CROSSING VIC 3029

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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2022

to

30 Sep 2023

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

2 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	\$516,500	16-Sep-23
3 RAEMUR COURT HOPPERS CROSSING VIC 3029	\$530,000	19-Apr-23
83 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029	\$551,000	21-Jun-23

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: 04 October 2023



2 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029

3 1 1

Sold Price

^{RS} **\$516,500** Sold Date **16-Sep-23**

Distance **0.73km**



3 RAEMUR COURT HOPPERS CROSSING VIC 3029

3 1 1

Sold Price

\$530,000 Sold Date **19-Apr-23**

Distance **1.31km**



83 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price

\$551,000 Sold Date **21-Jun-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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