

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 Alsace Avenue 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

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2019

to

30 Jun 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

3 Romany Place Hoppers Crossing VIC 3029	\$555,000	25-Jun-20
20 Casey Drive Hoppers Crossing VIC 3029	\$561,000	02-Apr-20
7 Dowling Avenue Hoppers Crossing VIC 3029	\$565,000	13-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: 21 July 2020


**3 Romany Place Hoppers Crossing
VIC 3029**
 3  2  2

Sold Price

RS

\$555,000

 Sold Date **25-Jun-20**

 Distance **0.23km**

**20 Casey Drive Hoppers Crossing
VIC 3029**
 4  2  2

Sold Price

\$561,000

 Sold Date **02-Apr-20**

 Distance **0.89km**

**7 Dowling Avenue Hoppers
Crossing VIC 3029**
 3  1  1

Sold Price

\$565,000

 Sold Date **13-May-20**

 Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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