

## 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

13 NATALIE 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

\$639,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2022

to

30 Apr 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 BURGE CRESCENT HOPPERS CROSSING VIC 3029	\$640,000	26-Feb-23
46 DONA DRIVE HOPPERS CROSSING VIC 3029	\$635,200	19-Nov-22
66 MACEDON STREET HOPPERS CROSSING VIC 3029	\$623,500	09-Mar-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: 11 May 2023



**2 BURGE CRESCENT HOPPERS  
CROSSING VIC 3029**

 3  2  2

Sold Price **\$640,000** Sold Date **26-Feb-23**

Distance **1.04km**



**46 DONA DRIVE HOPPERS  
CROSSING VIC 3029**

 3  2  2

Sold Price **\$635,200** Sold Date **19-Nov-22**

Distance **1.2km**



**66 MACEDON STREET HOPPERS  
CROSSING VIC 3029**

 3  2  2

Sold Price **\$623,500** Sold Date **09-Mar-23**

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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