

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

53 Roseland Crescent 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2021

to

31 Dec 2021

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

38 Claremont Crescent Hoppers Crossing VIC 3029	\$490,000	04-Dec-21
24 Sanderling Street Werribee VIC 3030	\$500,000	03-Aug-21
17 Smeaton Avenue Hoppers Crossing VIC 3029	\$515,000	09-Aug-21

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: 06 January 2022



38 Claremont Crescent Hoppers Crossing VIC 3029

 3  1  4

Sold Price

^{RS} **\$490,000**

Sold Date

04-Dec-21

Distance

0.27km



24 Sanderling Street Werribee VIC 3030

 4  1  2

Sold Price

\$500,000

Sold Date

03-Aug-21

Distance

1.36km



17 Smeaton Avenue Hoppers Crossing VIC 3029

 4  2  2

Sold Price

\$515,000

Sold Date

09-Aug-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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