

## 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

6 ETHERTON COURT HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2023

to

31 Aug 2024

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 NORWOOD COURT HOPPERS CROSSING VIC 3029	\$1,030,000	03-Jun-24
39 REDWOOD DRIVE HOPPERS CROSSING VIC 3029	\$1,085,000	01-Nov-23
18 TORQUATA COURT HOPPERS CROSSING VIC 3029	\$1,237,000	07-Sep-24

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: 17 September 2024

**3 NORWOOD COURT HOPPERS  
CROSSING VIC 3029**

4 3 2

Sold Price **\$1,030,000** Sold Date **03-Jun-24**Distance **0.82km****39 REDWOOD DRIVE HOPPERS  
CROSSING VIC 3029**

5 3 -

Sold Price **\$1,085,000** Sold Date **01-Nov-23**Distance **1.4km****18 TORQUATA COURT HOPPERS  
CROSSING VIC 3029**

5 3 -

Sold Price <sup>RS</sup> **\$1,237,000** Sold Date **07-Sep-24**Distance **2.63km****30 ELEANOR DRIVE HOPPERS  
CROSSING VIC 3029**

3 2 2

Sold Price <sup>RS</sup> **\$930,000** Sold Date **21-Aug-24**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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