

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

1 GOS-HAWK COURT 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

\$819,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2023

to

30 Sep 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

30 ELEANOR DRIVE HOPPERS CROSSING VIC 3029	\$930,000	21-Aug-24
16 DOWLING AVENUE HOPPERS CROSSING VIC 3029	\$850,000	27-May-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: 23 October 2024

**30 ELEANOR DRIVE HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price

^{RS} **\$930,000** Sold Date **21-Aug-24**Distance **1.77km****16 DOWLING AVENUE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price

\$850,000 Sold Date **27-May-24**Distance **2.07km****RS** = Recent sale**UN** = Undisclosed Sale

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