

## 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 BADEN DRIVE 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

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Mar 2021

to

28 Feb 2022

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

55 WILTONVALE AVENUE HOPPERS CROSSING VIC 3029	\$609,999	10-Nov-21
58 WOODVILLE PARK DRIVE HOPPERS CROSSING VIC 3029	\$615,000	22-Nov-21
15 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	\$605,000	28-Nov-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: 10 March 2022



1 You must be double masked to attend our open for inspection.  
If not, kindly contact one of our agents to arrange private viewing.  
2 Kindly have your proof of vaccination ready upon arrival.  
3 Scan the QR Code before entering the property.  
4 Please treat our agents with respect.

**55 WILTONVALE AVENUE  
HOPPERS CROSSING VIC 3029**

 3  1  2

Sold Price **\$609,999** Sold Date **10-Nov-21**

Distance -



**58 WOODVILLE PARK DRIVE  
HOPPERS CROSSING VIC 3029**

 3  1  3

Sold Price **\$615,000** Sold Date **22-Nov-21**

Distance -



**15 WARRINGA CRESCENT  
HOPPERS CROSSING VIC 3029**

 3  2  2

Sold Price **\$605,000** Sold Date **28-Nov-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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