

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 Sark 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

\$645,000

&

\$685,000

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

35 Sandleford Way Hoppers Crossing VIC 3029	\$670,000	27-Jul-21
6 Kennedia Close Hoppers Crossing VIC 3029	\$708,000	18-Dec-21
69 Virgilia Drive Hoppers Crossing VIC 3029	\$670,000	26-Oct-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 January 2022


35 Sandleford Way Hoppers Crossing VIC 3029
 4  2  6

Sold Price

\$670,000

Sold Date

27-Jul-21

Distance

0.63km

6 Kennedia Close Hoppers Crossing VIC 3029
 4  2  4

Sold Price

^{RS} **\$708,000**

Sold Date

18-Dec-21

Distance

0.68km

69 Virgilia Drive Hoppers Crossing VIC 3029
 4  2  2

Sold Price

\$670,000

Sold Date

26-Oct-21

Distance

0.72km

14 Sark Court Hoppers Crossing VIC 3029
 3  2  2

Sold Price

\$610,500

Sold Date

03-Oct-21

Distance

0.02km

66 Virgilia Drive Hoppers Crossing VIC 3029
 4  2  2

Sold Price

\$590,000

Sold Date

12-Jul-21

Distance

0.81km

7 Buckhurst Way Hoppers Crossing VIC 3029
 3  2  2

Sold Price

^{RS} **\$607,000** ^{UN}

Sold Date

17-Nov-21

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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18 Toulouse Crescent Hoppers Crossing VIC 3029
 3  2  2

Sold Price

RS

\$615,000

Sold Date

14-Oct-21

Distance

0.34km
81 Banksia Crescent Hoppers Crossing VIC 3029
 4  2  3

Sold Price

\$610,000

Sold Date

20-Sep-21

Distance

0.98km
17 Deloraine Drive Hoppers Crossing VIC 3029
 4  2  2

Sold Price

RS

\$745,000

Sold Date

11-Nov-21

Distance

0.77km
10 Eyre Close Hoppers Crossing VIC 3029
 4  2  6

Sold Price

\$632,500

Sold Date

21-Sep-21

Distance

0.32km
1 Casey Drive Hoppers Crossing VIC 3029
 4  2  2

Sold Price

\$570,000

Sold Date

12-Aug-21

Distance

0.3km
39 Bethany Road Hoppers Crossing VIC 3029
 3  2  2

Sold Price

\$624,000

Sold Date

02-Nov-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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39 Virgilia Drive Hoppers Crossing VIC 3029

 3  2  4

Sold Price

^{RS} **\$600,000**

Sold Date

15-Nov-21

Distance

0.98km



104 Virgilia Drive Hoppers Crossing VIC 3029

 4  2  6

Sold Price

\$672,000

Sold Date

17-Jul-21

Distance

0.42km



334 Hogans Road Hoppers Crossing VIC 3029

 3  2  2

Sold Price

^{RS} **\$572,000**

Sold Date

30-Nov-21

Distance

0.91km



33 Abbotswood Drive Hoppers Crossing VIC 3029

 4  2  2

Sold Price

\$647,500

Sold Date

03-Aug-21

Distance

0.46km



30 Ashton Crescent Hoppers Crossing VIC 3029

 4  2  2

Sold Price

\$650,000

Sold Date

28-Sep-21

Distance

0.79km



19 Wyena Court Hoppers Crossing VIC 3029

 3  2  3

Sold Price

\$645,000

Sold Date

13-Oct-21

Distance

0.76km

RS = Recent sale UN = Undisclosed Sale

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