

## 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

24 BAYVIEW CRESCENT 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

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2022

to

31 Dec 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

4 TUDOR COURT HOPPERS CROSSING VIC 3029	\$561,500	01-Oct-22
17 BARROT AVENUE HOPPERS CROSSING VIC 3029	\$530,000	14-Aug-22
52 WOODVILLE PARK DRIVE HOPPERS CROSSING VIC 3029	\$530,500	10-Sep-22

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: 28 January 2023



**4 TUDOR COURT HOPPERS  
 CROSSING VIC 3029**

 3  2  2

Sold Price **\$561,500** Sold Date **01-Oct-22**

Distance **0.48km**



**17 BARROT AVENUE HOPPERS  
 CROSSING VIC 3029**

 3  2  2

Sold Price **\$530,000** Sold Date **14-Aug-22**

Distance **0.78km**



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

 3  2  2

Sold Price **\$530,500** Sold Date **10-Sep-22**

Distance **1.94km**

RS = Recent sale      UN = Undisclosed Sale

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