

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

358 HOGANS ROAD 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

\$580,000

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 Mar 2022

to

28 Feb 2023

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

43 DELORAINE DRIVE HOPPERS CROSSING VIC 3029	\$600,000	28-Sep-22
6 KENMORE CLOSE HOPPERS CROSSING VIC 3029	\$625,000	01-Feb-23
65 BARTLETT CRESCENT HOPPERS CROSSING VIC 3029	\$610,000	18-Dec-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: 27 March 2023



**43 DELORAINE DRIVE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price **\$600,000** Sold Date **28-Sep-22**

Distance **0.58km**



**6 KENMORE CLOSE HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price **\$625,000** Sold Date **01-Feb-23**

Distance **0.77km**



**65 BARTLETT CRESCENT
HOPPERS CROSSING VIC 3029**

4 2 2

Sold Price **\$610,000** Sold Date **18-Dec-22**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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