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	2/1 VERNON 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	$385,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Aug 2023	to	31 Jul 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
2/1 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029	$375,000	01-May-24
3/51-53 PANNAM DRIVE HOPPERS CROSSING VIC 3029	$400,000	04-Jun-24
2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	$420,000	24-Jun-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: 30 August 2024

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2/1 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029

2 1 -

Sold Price RS $375,000 Sold Date 01-May-24

Distance 0.24km

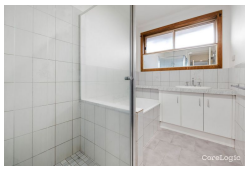


3/51-53 PANNAM DRIVE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price RS $400,000 Sold Date 04-Jun-24

Distance 0.88km



2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price RS $420,000 Sold Date 24-Jun-24

Distance 1.23km

RS = Recent sale **UN** = Undisclosed Sale

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