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<br>Including suburb and postcode | 1/39 BOURKE CRESCENT 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 | $410,000 | & | $430,000 |
|---|---|---|---|---|---|

## Median sale price

(*Delete house or unit as applicable)

| Median Price | $450,000 | Property type | Unit | Suburb | Hoppers Crossing |
|---|---|---|---|---|---|
| Period-from | 01 Oct 2023 | to | 30 Sep 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 |
|---|---|---|
| 1/2 POULTER STREET HOPPERS CROSSING VIC 3029 | $438,000 | 20-Jul-24 |
| 2/38 JULIER CRESCENT HOPPERS CROSSING VIC 3029 | $425,000 | 11-Jul-24 |
| 2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029 | $420,000 | 02-Oct-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: 15 October 2024

OBrien Real Estate

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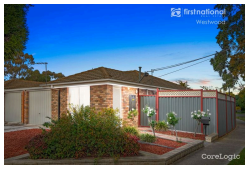


**1/2 POULTER STREET HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price **$438,000** Sold Date **20-Jul-24**

Distance **0.34km**



**2/38 JULIER CRESCENT HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price **$425,000** Sold Date **11-Jul-24**

Distance **0.67km**



**2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price RS **$420,000** Sold Date **02-Oct-24**

Distance **0.18km**

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

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