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	3 TORBRECK CLOSE 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Nov 2023	to	31 Oct 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
10 BULLER COURT HOPPERS CROSSING VIC 3029	$588,000	17-Aug-24
44 AITKEN AVENUE HOPPERS CROSSING VIC 3029	$586,000	29-Jul-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: 28 November 2024

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10 BULLER COURT HOPPERS CROSSING VIC 3029

3 2 -

Sold Price **$588,000** Sold Date **17-Aug-24**

Distance **0.28km**



44 AITKEN AVENUE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **$586,000** Sold Date **29-Jul-24**

Distance **0.16km**

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

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