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 HAGEN 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	$635,000	&	$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$620,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Mar 2024	to	28 Feb 2025	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 MACEDON STREET HOPPERS CROSSING VIC 3029	$640,000	05-Oct-24
7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029	$680,000	14-Dec-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.

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1 MACEDON STREET HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **$640,000** Sold Date **05-Oct-24**

Distance **0.13km**



7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **$680,000** Sold Date **14-Dec-24**

Distance **0.4km**

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

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