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 | 49 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 | $530,000 | & | $570,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | House | Suburb | Hoppers Crossing |
| Period-from | 01 Nov 2020 | to | 31 Oct 2021 | 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 |
|---|---|---|
| 73 Mossfiel Drive Hoppers Crossing VIC 3029 | $540,000 | 14-Jul-21 |
| 41 Strathmore Crescent Hoppers Crossing VIC 3029 | $540,000 | 30-Aug-21 |
| 20 Banksia Crescent Hoppers Crossing VIC 3029 | $560,000 | 30-Jun-21 |

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: 23 November 2021

Rikki Sumiga
P 03 9731 7022
M 0411 704 038
E rsumiga@hockingstuart.com.au



**73 Mossfiel Drive Hoppers Crossing VIC 3029**

3 2 4

Sold Price **$540,000** Sold Date **14-Jul-21**

Distance **0.58km**



**41 Strathmore Crescent Hoppers Crossing VIC 3029**

3 2 2

Sold Price Sold Date **30-Aug-21**

Distance **0.94km**



**20 Banksia Crescent Hoppers Crossing VIC 3029**

3 2 1

Sold Price **$560,000** Sold Date **30-Jun-21**

Distance **1km**

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

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