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	5 Davie 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Hoppers Crossing
Period-from	01 Mar 2021	to	28 Feb 2022	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
7 Julier Crescent Hoppers Crossing VIC 3029	$630,000	16-Nov-21
15 Julier Crescent Hoppers Crossing VIC 3029	$605,000	18-Dec-21
27 Cameron Drive Hoppers Crossing VIC 3029	$590,000	18-Dec-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: 01 March 2022

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7 Julier Crescent Hoppers Crossing VIC 3029

3 1 1

Sold Price **$630,000** Sold Date **16-Nov-21**

Distance **0.12km**



15 Julier Crescent Hoppers Crossing VIC 3029

3 1 2

Sold Price RS **$605,000** Sold Date **18-Dec-21**

Distance **0.16km**



27 Cameron Drive Hoppers Crossing VIC 3029

3 1 2

Sold Price **$590,000** Sold Date **18-Dec-21**

Distance **0.52km**

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

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