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 | 37 Wildflower 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 | $790,000 | & | $830,000 |

## 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 |
|---|---|---|
| 9 Darus Court Hoppers Crossing VIC 3029 | $772,500 | 10-Sep-21 |
| 19 Fifeshire Drive Hoppers Crossing VIC 3029 | $780,000 | 06-Nov-21 |
| 5 Dona Drive Hoppers Crossing VIC 3029 | $800,000 | 30-Oct-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: 30 November 2021

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**9 Darus Court Hoppers Crossing VIC 3029**

4 2 4

Sold Price **$772,500** Sold Date **10-Sep-21**

Distance **0.32km**



**19 Fifeshire Drive Hoppers Crossing VIC 3029**

4 2 2

Sold Price RS **$780,000** Sold Date **06-Nov-21**

Distance **0.77km**



**5 Dona Drive Hoppers Crossing VIC 3029**

4 2 2

Sold Price RS **$800,000** UN Sold Date **30-Oct-21**

Distance **0.79km**

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

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