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	3/11 BERNHARDT AVENUE 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	$480,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$446,500	Property type	Unit	Suburb	Hoppers Crossing
Period-from	01 Jun 2024	to	31 May 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
2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029	$480,000	29-Aug-24
1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029	$517,000	04-Mar-25
2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029	$540,000	27-Aug-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: 24 June 2025

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2/60 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **$480,000** Sold Date **29-Aug-24**

Distance **0.35km**



1/8 WESTMILL DRIVE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **$517,000** Sold Date **04-Mar-25**

Distance **2.11km**



2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **$540,000** Sold Date **27-Aug-24**

Distance **1.91km**

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

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