

## 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

12 DENVER COURT HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2023

to

31 Dec 2023

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

|  |           |           |
|--|-----------|-----------|
| 14 WILMINGTON AVENUE HOPPERS CROSSING VIC 3029 | \$670,000 | 15-Dec-23 |
| 26 TENBY WAY HOPPERS CROSSING VIC 3029         | \$650,000 | 18-Nov-23 |
| 12 TRENTHAM CLOSE HOPPERS CROSSING VIC 3029    | \$670,000 | 22-Nov-23 |

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: 11 January 2024



**14 WILMINGTON AVENUE  
HOPPERS CROSSING VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$670,000** Sold Date **15-Dec-23**

Distance **0.57km**



**26 TENBY WAY HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price <sup>RS</sup> **\$650,000** Sold Date **18-Nov-23**

Distance **0.22km**



**12 TRENTHAM CLOSE HOPPERS  
CROSSING VIC 3029**

 4  2  2

Sold Price **\$670,000** Sold Date **22-Nov-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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