

## 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

13 DOYNTON PARADE 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

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Mar 2023

to

29 Feb 2024

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 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029	\$580,000	07-Feb-24
8 SECOND AVENUE HOPPERS CROSSING VIC 3029	\$580,888	09-Dec-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: 21 March 2024



**14 BERNHARDT AVENUE HOPPERS CROSSING VIC 3029** Sold Price <sup>RS</sup> **\$580,000** Sold Date **07-Feb-24**

 3  1  2

Distance **0.61km**



**8 SECOND AVENUE HOPPERS CROSSING VIC 3029** Sold Price **\$580,888** Sold Date **09-Dec-23**

 3  1  5

Distance **0.38km**

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

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