

## 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

14 VERNON 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2022

to

30 Sep 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

3 HOTHAM CRESCENT HOPPERS CROSSING VIC 3029	\$560,000	23-Sep-23
21 HERBERT AVENUE HOPPERS CROSSING VIC 3029	\$585,000	10-Aug-23
46 HERBERT AVENUE HOPPERS CROSSING VIC 3029	\$582,500	10-Oct-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: 30 October 2023



**3 HOTHAM CRESCENT HOPPERS  
CROSSING VIC 3029**

 3  1  4

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date **23-Sep-23**

Distance **0.46km**



**21 HERBERT AVENUE HOPPERS  
CROSSING VIC 3029**

 3  1  2

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date **10-Aug-23**

Distance **0.91km**



**46 HERBERT AVENUE HOPPERS  
CROSSING VIC 3029**

 3  1  2

Sold Price

<sup>RS</sup> **\$582,500**

Sold Date **10-Oct-23**

Distance **1.06km**

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

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