

## 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

16 THIRD AVENUE 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

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2022

to

31 Jul 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

6 FOURTH AVENUE HOPPERS CROSSING VIC 3029	\$652,000	17-May-23
10 RUDOLPH STREET HOPPERS CROSSING VIC 3029	\$640,000	29-Jul-23
1 PRIESTLEY AVENUE HOPPERS CROSSING VIC 3029	\$621,000	11-Jul-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: 04 August 2023



**6 FOURTH AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price **\$652,000** Sold Date **17-May-23**

Distance **0.14km**



**10 RUDOLPH STREET HOPPERS  
CROSSING VIC 3029**

3 1 2

Sold Price <sup>RS</sup> **\$640,000** Sold Date **29-Jul-23**

Distance **0.84km**



**1 PRIESTLEY AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 2

Sold Price <sup>RS</sup> **\$621,000** Sold Date **11-Jul-23**

Distance **1.33km**

RS = Recent sale      UN = Undisclosed Sale

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