

## 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

20 NICKLAUS DRIVE 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

\$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

9 HAMPTON COURT HOPPERS CROSSING VIC 3029	\$620,000	02-Mar-24
193 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$620,000	21-Mar-24
23 RUDOLPH STREET HOPPERS CROSSING VIC 3029	\$665,000	24-Sep-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: 25 March 2024



## 9 HAMPTON COURT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **02-Mar-24**

Distance **0.24km**



## 193 MORRIS ROAD HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

Sold Date **21-Mar-24**

Distance **0.43km**



## 23 RUDOLPH STREET HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

**\$665,000**

Sold Date **24-Sep-23**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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