

## 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

3/1 SMEATON 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

or range  
between

\$340,000

&

\$369,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Sep 2022

to

31 Aug 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

2/41 OLD GEELONG ROAD HOPPERS CROSSING VIC 3029	\$380,000	16-Aug-23
9A BOTTLEBRUSH DRIVE HOPPERS CROSSING VIC 3029	\$386,000	11-Apr-23
56B BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$361,400	06-Jun-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: 07 September 2023



**2/41 OLD GEELONG ROAD  
HOPPERS CROSSING VIC 3029**

 2  1  1

Sold Price <sup>RS</sup> **\$380,000** Sold Date **16-Aug-23**

Distance **1km**



**9A BOTTLEBRUSH DRIVE  
HOPPERS CROSSING VIC 3029**

 3  1  1

Sold Price **\$386,000** Sold Date **11-Apr-23**

Distance **1.82km**



**56B BOURKE CRESCENT HOPPERS  
CROSSING VIC 3029**

 2  1  1

Sold Price **\$361,400** Sold Date **06-Jun-23**

Distance **0.93km**

RS = Recent sale      UN = Undisclosed Sale

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