

## 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 JOHN FLYNN 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

\$545,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2023

to

31 Mar 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

2 JOHN FLYNN COURT HOPPERS CROSSING VIC 3029	\$565,000	04-Nov-23
6 JOHN FLYNN COURT HOPPERS CROSSING VIC 3029	\$582,000	24-Nov-23
10 ROTTNEST COURT HOPPERS CROSSING VIC 3029	\$590,000	24-Jan-24

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 April 2024



**2 JOHN FLYNN COURT HOPPERS  
 CROSSING VIC 3029**

 3  2  -

Sold Price **\$565,000** Sold Date **04-Nov-23**

Distance **0.01km**



**6 JOHN FLYNN COURT HOPPERS  
 CROSSING VIC 3029**

 3  2  1

Sold Price **\$582,000** Sold Date **24-Nov-23**

Distance **0.04km**



**10 ROTTNEST COURT HOPPERS  
 CROSSING VIC 3029**

 3  2  1

Sold Price **\$590,000** Sold Date **24-Jan-24**

Distance **0.12km**

RS = Recent sale      UN = Undisclosed Sale

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