

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

36 BARBER DRIVE HOPPERS CROSSING VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$625,000

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

10 CANBERRA AVENUE HOPPERS CROSSING VIC 3029	615000	15-Apr-24
109 BETHANY ROAD HOPPERS CROSSING VIC 3029	622000	15-Nov-23
6 BOTTLEBRUSH DRIVE HOPPERS CROSSING VIC 3029	630000	09-Feb-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: 18 April 2024



**10 CANBERRA AVENUE HOPPERS
CROSSING VIC 3029**

4 2 -

Sold Price

^{RS} **615000**

Sold Date

15-Apr-24

Distance

1.52km



**109 BETHANY ROAD HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price

622000

Sold Date

15-Nov-23

Distance

1.83km



**6 BOTTLEBRUSH DRIVE HOPPERS
CROSSING VIC 3029**

4 1 2

Sold Price

^{RS} **630000**

Sold Date

09-Feb-24

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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