

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

4/1 BAYVIEW CRESCENT 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2022

to

31 Oct 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

3/20-24 COURTNEY AVENUE HOPPERS CROSSING VIC 3029	\$370,000	28-Sep-23
3/1 SMEATON AVENUE HOPPERS CROSSING VIC 3029	\$340,000	25-Oct-23
2/129-131 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$390,000	20-Oct-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: 03 November 2023



**3/20-24 COURTNEY AVENUE
HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$370,000**

Sold Date **28-Sep-23**

Distance **0.72km**



**3/1 SMEATON AVENUE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$340,000**

Sold Date **25-Oct-23**

Distance **1.09km**



**2/129-131 MOSSFIEL DRIVE
HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price

^{RS} **\$390,000**

Sold Date **20-Oct-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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