

## 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

4/18 HAFEY CRESCENT 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

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jun 2023

to

31 May 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

2/103 ROSELLA AVENUE WERRIBEE VIC 3030	\$415,000	21-Mar-24
2/119 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$400,000	07-Mar-24
3/51-53 PANNAM DRIVE HOPPERS CROSSING VIC 3029	\$400,000	04-Jun-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: 24 June 2024



**2/103 ROSELLA AVENUE  
 WERRIBEE VIC 3030**

2 1 -

Sold Price **\$415,000** Sold Date **21-Mar-24**

Distance **1.55km**



**2/119 MOSSFIEL DRIVE HOPPERS  
 CROSSING VIC 3029**

2 1 -

Sold Price **\$400,000** Sold Date **07-Mar-24**

Distance **1.08km**



**3/51-53 PANNAM DRIVE HOPPERS  
 CROSSING VIC 3029**

2 1 1

Sold Price <sup>RS</sup> **\$400,000** Sold Date **04-Jun-24**

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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