

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 MILLER COURT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2022

to

31 Jul 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

8 WILDFLOWER CRESCENT HOPPERS CROSSING VIC 3029	\$660,000	13-May-23
66 MACEDON STREET HOPPERS CROSSING VIC 3029	\$623,500	09-Mar-23
7 WATSON CLOSE HOPPERS CROSSING VIC 3029	\$630,000	01-Jul-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: 22 August 2023



**8 WILDFLOWER CRESCENT
HOPPERS CROSSING VIC 3029**

 3  2  -

Sold Price **\$660,000** Sold Date **13-May-23**

Distance **0.49km**



**66 MACEDON STREET HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price **\$623,500** Sold Date **09-Mar-23**

Distance **0.69km**



**7 WATSON CLOSE HOPPERS
CROSSING VIC 3029**

 4  1  3

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **01-Jul-23**

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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