

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

44 WESTMILL 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2023

to

31 Jan 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

17 TREESIDE DRIVE TARNEIT VIC 3029	\$812,500	05-Oct-23
26 BRENTWOOD DRIVE WERRIBEE VIC 3030	\$800,000	26-Aug-23
16 ANNA COURT WERRIBEE VIC 3030	\$801,000	25-Sep-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: 15 February 2024



17 TREESIDE DRIVE TARNEIT VIC 3029

Sold Price

\$812,500

Sold Date

05-Oct-23

 4  2  2

Distance

0.92km



26 BRENTWOOD DRIVE WERRIBEE VIC 3030

Sold Price

\$800,000

Sold Date

26-Aug-23

 4  2  -

Distance

1.07km



16 ANNA COURT WERRIBEE VIC 3030

Sold Price

\$801,000

Sold Date

25-Sep-23

 4  2  2

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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