

## 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

6 AMY CLOSE 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

\$580,000

&

\$610,000

### 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

2 LORENA CLOSE HOPPERS CROSSING VIC 3029	\$600,000	28-Aug-23
13 GAYE COURT HOPPERS CROSSING VIC 3029	\$580,000	04-Sep-23
2 PALOMA COURT HOPPERS CROSSING VIC 3029	\$610,000	27-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: 26 February 2024



**2 LORENA CLOSE HOPPERS  
CROSSING VIC 3029**

 3  2  2

Sold Price **\$600,000** Sold Date **28-Aug-23**

Distance **0.1km**



**13 GAYE COURT HOPPERS  
CROSSING VIC 3029**

 3  1  2

Sold Price **\$580,000** Sold Date **04-Sep-23**

Distance **0.37km**



**2 PALOMA COURT HOPPERS  
CROSSING VIC 3029**

 3  2  3

Sold Price <sup>RS</sup> **\$610,000** Sold Date **27-Oct-23**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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