

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 PARK PLACE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Land

Suburb

Hoppers Crossing

Period-from

01 Sep 2022

to

31 Aug 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

7 LAVENDER PLACE HOPPERS CROSSING VIC 3029	\$995,000	24-May-23
6 LAWSON COURT HOPPERS CROSSING VIC 3029	\$900,000	08-Jun-23
6 FULHAM COURT HOPPERS CROSSING VIC 3029	\$1,065,000	11-Jun-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: 20 September 2023



**7 LAVENDER PLACE HOPPERS
CROSSING VIC 3029**

 5  3  4

Sold Price **\$995,000** Sold Date **24-May-23**

Distance **0.09km**



**6 LAWSON COURT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price **\$900,000** Sold Date **08-Jun-23**

Distance **1.06km**



**6 FULHAM COURT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price ^{RS} **\$1,065,000** Sold Date **11-Jun-23**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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