

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

8 COOPER STREET 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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2022

to

31 Oct 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

9 CASEY DRIVE HOPPERS CROSSING VIC 3029	\$652,000	06-Jun-23
18 BORDEAUX DRIVE HOPPERS CROSSING VIC 3029	\$667,000	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: 03 November 2023

**9 CASEY DRIVE HOPPERS
CROSSING VIC 3029**

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Sold Price **\$652,000** Sold Date **06-Jun-23**Distance **2.47km****18 BORDEAUX DRIVE HOPPERS
CROSSING VIC 3029**

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Sold Price ^{RS} **\$667,000** Sold Date **25-Sep-23**Distance **3.03km**

RS = Recent sale

UN = Undisclosed Sale

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