

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 OLDTRACK 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2023

to

31 Dec 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

178 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$650,000	01-Sep-23
11 LENA COURT HOPPERS CROSSING VIC 3029	\$670,000	12-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: 25 January 2024

**178 DERRIMUT ROAD HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price **\$650,000** Sold Date **01-Sep-23**Distance **1.34km****11 LENA COURT HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price **\$670,000** Sold Date **12-Sep-23**Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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