

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 SIERRA COURT 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2023

to

30 Apr 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

15 MINOGUE CRESCENT HOPPERS CROSSING VIC 3029	\$615,000	15-Apr-24
1 NOONAN ROAD HOPPERS CROSSING VIC 3029	\$600,000	25-Jan-24

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: 30 May 2024



**15 MINOGUE CRESCENT HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price

\$615,000

Sold Date

15-Apr-24

Distance

0.47km



**1 NOONAN ROAD HOPPERS
CROSSING VIC 3029**

3 1 3

Sold Price

\$600,000

Sold Date

25-Jan-24

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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