

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 TOOTLES 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2023

to

31 May 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

7 COWDEROY STREET HOPPERS CROSSING VIC 3029	\$635,000	11-Apr-24
13 ST ANNS COURT HOPPERS CROSSING VIC 3029	\$710,000	11-May-24
25 PICKERING CLOSE HOPPERS CROSSING VIC 3029	\$680,000	13-Apr-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: 05 June 2024



**7 COWDEROY STREET HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price

^{RS} **\$635,000**

Sold Date

11-Apr-24

Distance

0.24km



**13 ST ANNS COURT HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price

^{RS} **\$710,000**

Sold Date

11-May-24

Distance

0.44km



**25 PICKERING CLOSE HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price

\$680,000

Sold Date

13-Apr-24

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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