

## 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

9 CATION AVENUE HOPPERS CROSSING VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### 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

18 CATION AVENUE HOPPERS CROSSING VIC 3029	\$590,000	16-May-24
26 WILSON CRESCENT HOPPERS CROSSING VIC 3029	\$658,000	11-Dec-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 May 2024



## 18 CATION AVENUE HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**16-May-24**

Distance

**0.07km**



## 26 WILSON CRESCENT HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

**\$658,000**

Sold Date

**11-Dec-23**

Distance

**0.22km**

RS = Recent sale

UN = Undisclosed Sale

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