

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 MATTHEW CLOSE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2022

to

31 May 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

7 OKEEFE PLACE HOPPERS CROSSING VIC 3029	\$590,000	17-Oct-22
5 CONNOR PLACE HOPPERS CROSSING VIC 3029	\$575,000	07-Jun-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: 28 June 2023



**7 OKEEFE PLACE HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price **\$590,000** Sold Date **17-Oct-22**

Distance **1.59km**



**5 CONNOR PLACE HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price ^{RS} **\$575,000** Sold Date **07-Jun-23**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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