

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

5 CONNOR 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2023

to

31 Aug 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

6 MACKS PLACE HOPPERS CROSSING VIC 3029	\$585,000	05-Jul-24
18 NORWOOD COURT HOPPERS CROSSING VIC 3029	\$585,000	06-May-24
22 CHATEAU CLOSE HOPPERS CROSSING VIC 3029	\$598,000	07-May-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: 10 September 2024

**6 MACKS PLACE HOPPERS
CROSSING VIC 3029**

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Sold Price

^{RS} **\$585,000** Sold Date **05-Jul-24**Distance **1.02km****18 NORWOOD COURT HOPPERS
CROSSING VIC 3029**

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Sold Price

Sold Date **06-May-24**Distance **1.31km****22 CHATEAU CLOSE HOPPERS
CROSSING VIC 3029**

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Sold Price

\$598,000 Sold Date **07-May-24**Distance **0.47km****RS** = Recent sale**UN** = Undisclosed Sale

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