

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 WILKINSON STREET 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2023

to

30 Sep 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

22 MCCORMACK CRESCENT HOPPERS CROSSING VIC 3029	\$638,888	21-May-24
33 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$650,000	09-Oct-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: 14 October 2024



**22 MCCORMACK CRESCENT
HOPPERS CROSSING VIC 3029**

4 2 -

Sold Price **\$638,888** Sold Date **21-May-24**

Distance **0.34km**



**33 BOURKE CRESCENT HOPPERS
CROSSING VIC 3029**

4 2 2

Sold Price ^{RS} **\$650,000** Sold Date **09-Oct-24**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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