

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 Player 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,800

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2020

to

31 Mar 2021

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

8 Player Close Hoppers Crossing VIC 3029	\$567,000	31-Oct-20
1 Player Close Hoppers Crossing VIC 3029	\$465,500	15-Apr-21
7 Weiskof Drive Hoppers Crossing VIC 3029	\$515,000	11-Jan-21

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: 27 April 2021



8 Player Close Hoppers Crossing VIC 3029

3 2 1

Sold Price **\$567,000** Sold Date **31-Oct-20**

Distance **0.01km**



1 Player Close Hoppers Crossing VIC 3029

3 2 4

Sold Price ^{RS} **\$465,500** Sold Date **15-Apr-21**

Distance **0.08km**



7 Weiskof Drive Hoppers Crossing VIC 3029

3 2 2

Sold Price **\$515,000** Sold Date **11-Jan-21**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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