

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

1/25 CATION AVENUE 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/53 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$475,000	20-Aug-24
2/174 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$467,500	14-Feb-25
2/37 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$445,000	17-Nov-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: 15 February 2025



**2/53 SYCAMORE STREET
HOPPERS CROSSING VIC 3029**

2 1 -

Sold Price **\$475,000** Sold Date **20-Aug-24**

Distance **0.59km**



**2/174 DERRIMUT ROAD HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$467,500** Sold Date **14-Feb-25**

Distance **0.78km**



**2/37 BOURKE CRESCENT
HOPPERS CROSSING VIC 3029**

2 1 1

Sold Price **\$445,000** Sold Date **17-Nov-24**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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