

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

4 Oldtrack 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

\$548,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2020

to

31 May 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

20 Oldtrack Place Hoppers Crossing VIC 3029	\$577,500	31-Jan-21
4 Woolpack Street Hoppers Crossing VIC 3029	\$537,000	23-Feb-21
58 Golden Square Crescent Hoppers Crossing VIC 3029	\$565,000	01-Apr-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: 22 June 2021

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20 Oldtrack Place Hoppers Crossing VIC 3029
 3  2  1

Sold Price

\$577,500

Sold Date

31-Jan-21

Distance

0.06km

4 Woolpack Street Hoppers Crossing VIC 3029
 3  2  2

Sold Price

\$537,000

Sold Date

23-Feb-21

Distance

0.34km

58 Golden Square Crescent Hoppers Crossing VIC 3029
 3  2  2

Sold Price

\$565,000

Sold Date

01-Apr-21

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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