

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

4/18 HAFEY CRESCENT 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

\$365,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

3/51-53 PANNAM DRIVE HOPPERS CROSSING VIC 3029	\$400,000	13-May-24
2/1 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029	\$375,000	26-Apr-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

**3/51-53 PANNAM DRIVE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price

\$400,000

Sold Date

13-May-24

Distance

1.47km**2/1 BAYVIEW CRESCENT HOPPERS
CROSSING VIC 3029**

2 1 -

Sold Price

\$375,000

Sold Date

26-Apr-24

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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