

## 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

6 Cavanagh Close Hoppers Crossing VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$729,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2018

to

31 Aug 2019

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 Hudson Place Hoppers Crossing VIC 3029	\$745,000	02-Sep-19
14 Crana Court Hoppers Crossing VIC 3029	\$740,000	08-Aug-19
6 Smith Court Hoppers Crossing VIC 3029	\$720,000	15-May-19

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: 30 September 2019



### 3 Hudson Place Hoppers Crossing VIC 3029

4 2 2

Sold Price

<sup>RS</sup> \$745,000

Sold Date

02-Sep-19

Distance

0.2km



### 14 Crana Court Hoppers Crossing VIC 3029

4 2 2

Sold Price

<sup>RS</sup> \$740,000

Sold Date

08-Aug-19

Distance

1.9km



### 6 Smith Court Hoppers Crossing VIC 3029

4 2 3

Sold Price

\$720,000

Sold Date

15-May-19

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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