

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

1/44 VIRGILIA DRIVE 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2023

to

31 Oct 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

24/156-158 BETHANY ROAD HOPPERS CROSSING VIC 3029	\$465,000	23-Sep-24
1/40 LANGRIDGE STREET HOPPERS CROSSING VIC 3029	\$500,000	20-May-24
3/17 HARRIS AVENUE HOPPERS CROSSING VIC 3029	\$435,000	30-Sep-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: 20 November 2024



**24/156-158 BETHANY ROAD
HOPPERS CROSSING VIC 3029**

3 1 -

Sold Price **\$465,000** Sold Date **23-Sep-24**

Distance **1.29km**



**1/40 LANGRIDGE STREET
HOPPERS CROSSING VIC 3029**

3 1 2

Sold Price **\$500,000** Sold Date **20-May-24**

Distance **2.05km**



**3/17 HARRIS AVENUE HOPPERS
CROSSING VIC 3029**

3 1 -

Sold Price **\$435,000** Sold Date **30-Sep-24**

Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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