

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

39 BAGGOTT 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2024

to

31 Dec 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

11 COURTNEY AVENUE HOPPERS CROSSING VIC 3029	601000	17-Sep-24
49 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029	580500	06-Sep-24
3 AQUINAS COURT HOPPERS CROSSING VIC 3029	600000	23-Jul-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 January 2025



RELIANCE

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11 COURTNEY AVENUE HOPPERS CROSSING VIC 3029

3 1 2

Sold Price

601000

Sold Date **17-Sep-24**

Distance **1.69km**

49 BAYVIEW CRESCENT HOPPERS CROSSING VIC 3029

3 - -

Sold Price

580500

Sold Date **06-Sep-24**

Distance **1.7km**



3 AQUINAS COURT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price

600000

Sold Date **23-Jul-24**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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