

## 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

49 TENBY WAY 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

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

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

2 NATHAN CLOSE HOPPERS CROSSING VIC 3029	\$771,000	17-Feb-24
16 TRENTHAM CLOSE HOPPERS CROSSING VIC 3029	\$740,000	15-Apr-24
263 HOGANS ROAD HOPPERS CROSSING VIC 3029	\$770,000	27-Nov-23

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: 25 October 2024



## 2 NATHAN CLOSE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **\$771,000** Sold Date **17-Feb-24**

Distance **0.13km**



## 16 TRENTHAM CLOSE HOPPERS CROSSING VIC 3029

4 2 2

Sold Price **\$740,000** Sold Date **15-Apr-24**

Distance **0.17km**



## 263 HOGANS ROAD HOPPERS CROSSING VIC 3029

5 2 2

Sold Price **\$770,000** Sold Date **27-Nov-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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