

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

1/51 CUMMING 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

\$420,000

or range
between

&

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

2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029	\$420,000	17-Sep-24
2/37 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$445,000	17-Nov-24
1/8 DON AVENUE HOPPERS CROSSING VIC 3029	\$447,100	30-Oct-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: 21 November 2024



2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price **\$420,000** Sold Date **17-Sep-24**

Distance **0.7km**

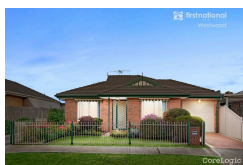


2/37 BOURKE CRESCENT HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **17-Nov-24**

Distance **0.88km**



1/8 DON AVENUE HOPPERS CROSSING VIC 3029

 2  1  1

Sold Price ^{RS} **\$447,100** Sold Date **30-Oct-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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