

## 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

2/53 SYCAMORE STREET HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,944

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Aug 2023

to

31 Jul 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 6 BIAS WAY HOPPERS CROSSING VIC 3029           | \$520,000 | 31-May-24 |
| 2/36 WILSON CRESCENT HOPPERS CROSSING VIC 3029 | \$500,000 | 10-May-24 |
| 1/26 FERNWOOD DRIVE HOPPERS CROSSING VIC 3029  | \$540,000 | 10-Mar-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: 06 August 2024

**6 BIAS WAY HOPPERS CROSSING  
VIC 3029**

3 2 -

Sold Price

<sup>RS</sup> **\$520,000** Sold Date **31-May-24**Distance **1.07km****2/36 WILSON CRESCENT  
HOPPERS CROSSING VIC 3029**

3 2 2

Sold Price

**\$500,000** Sold Date **10-May-24**Distance **0.79km****1/26 FERNWOOD DRIVE HOPPERS  
CROSSING VIC 3029**

2 2 1

Sold Price

**\$540,000** Sold Date **10-Mar-24**Distance **0.28km****RS** = Recent sale**UN** = Undisclosed Sale

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