

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

10 Tucker Court 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2021

to

31 Jan 2022

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

44 McMurray Crescent Hoppers Crossing VIC 3029	\$790,000	11-Dec-21
12 Myers Court Hoppers Crossing VIC 3029	\$860,000	17-Dec-21
6 Kennedia Close Hoppers Crossing VIC 3029	\$708,000	02-Dec-21

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: 05 February 2022



44 McMurray Crescent Hoppers Crossing VIC 3029

4 2 2

Sold Price

^{RS} \$790,000

Sold Date

11-Dec-21

Distance

0.27km



12 Myers Court Hoppers Crossing VIC 3029

4 2 4

Sold Price

^{RS} \$860,000

Sold Date

17-Dec-21

Distance

0.67km



6 Kennedia Close Hoppers Crossing VIC 3029

4 2 4

Sold Price

\$708,000

Sold Date

02-Dec-21

Distance

0.53km



67 Dowling Avenue Hoppers Crossing VIC 3029

4 2 3

Sold Price

\$820,000

Sold Date

19-Dec-21

Distance

0.19km



118 Hogans Road Hoppers Crossing VIC 3029

4 2 3

Sold Price

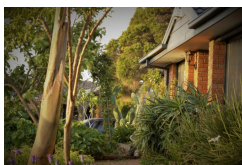
^{RS} \$950,000

Sold Date

11-Jan-22

Distance

0.88km



14 Doris Drive Hoppers Crossing VIC 3029

4 1 2

Sold Price

\$600,000

Sold Date

06-Dec-21

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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**27 Sycamore Street Hoppers
Crossing VIC 3029**

4 2 2

Sold Price

^{RS}

\$995,000

Sold Date

07-Dec-21

Distance

1.09km



**25 Norwood Court Hoppers
Crossing VIC 3029**

4 2 4

Sold Price

^{RS}

\$880,000

Sold Date

26-Jan-22

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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