

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

1-3 BINDOWAN 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

\$1,550,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Sep 2023

to

31 Aug 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

133-135 BINDOWAN DRIVE HOPPERS CROSSING VIC 3029	\$1,645,000	01-Jul-24
2 KINGSTON BOULEVARD HOPPERS CROSSING VIC 3029	\$1,800,000	26-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: 10 September 2024



**133-135 BINDOWAN DRIVE
HOPPERS CROSSING VIC 3029**

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Sold Price ^{RS} **\$1,645,000** Sold Date **01-Jul-24**

Distance **0.43km**



**2 KINGSTON BOULEVARD
HOPPERS CROSSING VIC 3029**

 4  2  4

Sold Price ^{RS} **\$1,800,000** Sold Date **26-Jul-24**

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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