

STATEMENT OF INFORMATION

Single residential property located
in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 18 Hotham Crescent, Hoppers Crossing

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 \$545,000 & \$595,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000 *House ☒ *Unit ☐ Suburb TARNEIT

Period - From Nov 2024 to April 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
7 Everard Place, Hoppers Crossing	\$600,000	21 st March 2025
3 Torbreck Close, Hoppers Crossing	\$585,000	4 th Dec 2024
47 Bellbridge Drive, Hoppers Crossing	\$580,000	10 th April 2025

Property data source: Corelogic.com.au. Generated on 22nd April 2025.