

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 LYNDALL 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

or range
between

\$515,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2023

to

31 May 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

32 STRATHMORE CRESCENT HOPPERS CROSSING VIC 3029

\$566,000

24-Jun-24

8 HAYDEN STREET HOPPERS CROSSING VIC 3029

\$540,000

16-Feb-24

105 WARRINGA CRESCENT HOPPERS CROSSING VIC 3029

\$574,000

02-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: 26 June 2024



**32 STRATHMORE CRESCENT
HOPPERS CROSSING VIC 3029**

3 1 -

Sold Price

RS

\$566,000

Sold Date

24-Jun-24

Distance

0.14km



**8 HAYDEN STREET HOPPERS
CROSSING VIC 3029**

3 1 1

Sold Price

\$540,000

Sold Date

16-Feb-24

Distance

0.28km



**105 WARRINGA CRESCENT
HOPPERS CROSSING VIC 3029**

3 1 2

Sold Price

\$574,000

Sold Date

02-Mar-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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