

## 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 IXIA CLOSE HOPPERS CROSSING VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$749,000

&

\$789,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jan 2024

to

31 Dec 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

148 KINGSTON BOULEVARD HOPPERS CROSSING VIC 3029	\$770,000	02-Dec-24
276 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$750,000	11-Nov-24
53 WILDFLOWER CRESCENT HOPPERS CROSSING VIC 3029	\$800,000	10-Dec-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: 16 January 2025

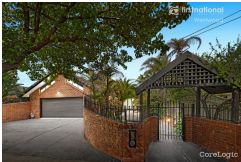


**148 KINGSTON BOULEVARD  
HOPPERS CROSSING VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$770,000** Sold Date **02-Dec-24**

Distance **0.28km**



**276 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

4 2 4

Sold Price **\$750,000** Sold Date **11-Nov-24**

Distance **0.34km**



**53 WILDFLOWER CRESCENT  
HOPPERS CROSSING VIC 3029**

4 3 2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **10-Dec-24**

Distance **0.15km**

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

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