

## 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

22 NORTHEY CRESCENT 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

\$700,000

&

\$750,000

### 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

201 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$705,000	02-Apr-24
29 CUMMING DRIVE HOPPERS CROSSING VIC 3029	\$750,000	24-Jul-24
198 BELLBRIDGE DRIVE HOPPERS CROSSING VIC 3029	\$750,000	14-Aug-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: 30 September 2024



**201 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price **\$705,000** Sold Date **02-Apr-24**

Distance **0.17km**



**29 CUMMING DRIVE HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **24-Jul-24**

Distance **0.57km**



**198 BELLBRIDGE DRIVE HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price

Sold Date **14-Aug-24**

Distance **0.83km**



**2 STEPHEN COURT HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price **\$740,000** Sold Date **17-Jul-24**

Distance **1.27km**



**41 GOLDEN ASH GROVE HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price

Sold Date **24-Jun-24**

Distance **1.53km**



**10 PALM STREET HOPPERS  
CROSSING VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$715,000** Sold Date **13-Aug-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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