

## 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

7 PINNACLE PLACE 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

\$1,250,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2023

to

30 Sep 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

8 CORAL COURT HOPPERS CROSSING VIC 3029	\$1,050,000	11-Oct-24
2 KINGSTON BOULEVARD HOPPERS CROSSING VIC 3029	\$1,800,000	29-Jun-24
8 KERTA CLOSE HOPPERS CROSSING VIC 3029	\$1,200,000	29-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: 31 October 2024



## 8 CORAL COURT HOPPERS CROSSING VIC 3029

4 2 2

Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **11-Oct-24**

Distance **1.24km**



## 2 KINGSTON BOULEVARD HOPPERS CROSSING VIC 3029

4 2 4

Sold Price **\$1,800,000** Sold Date **29-Jun-24**

Distance **1.01km**



## 8 KERTA CLOSE HOPPERS CROSSING VIC 3029

4 1 2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **29-Aug-24**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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