

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

3/1 BAYVIEW CRESCENT 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/87 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$400,000	26-Sep-24
2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029	\$420,000	17-Sep-24
2/7 WILKINSON STREET HOPPERS CROSSING VIC 3029	\$415,000	27-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: 13 February 2025



**2/87 MOSSFIEL DRIVE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price **\$400,000** Sold Date **26-Sep-24**

Distance **1.15km**



**2/17 CAMERON DRIVE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price **\$420,000** Sold Date **17-Sep-24**

Distance **1.4km**



**2/7 WILKINSON STREET HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price ^{RS} **\$415,000** Sold Date **27-Dec-24**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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