

## 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

2/174 DERRIMUT ROAD 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

\$475,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

|  |           |           |
|--|-----------|-----------|
| 2/37 BOURKE CRESCENT HOPPERS CROSSING VIC 3029 | \$445,000 | 17-Nov-24 |
| 1/85 MORRIS ROAD HOPPERS CROSSING VIC 3029     | \$450,000 | 24-May-24 |
| 1/37 BOURKE CRESCENT HOPPERS CROSSING VIC 3029 | \$445,000 | 03-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: 10 January 2025



**2/37 BOURKE CRESCENT  
HOPPERS CROSSING VIC 3029**

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Sold Price **\$445,000** Sold Date **17-Nov-24**

Distance **0.27km**



**1/85 MORRIS ROAD HOPPERS  
CROSSING VIC 3029**

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Sold Price **\$450,000** Sold Date **24-May-24**

Distance **1.66km**



**1/37 BOURKE CRESCENT HOPPERS  
CROSSING VIC 3029**

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Sold Price <sup>RS</sup> **\$445,000** <sup>UN</sup> Sold Date **03-Dec-24**

Distance **0.27km**

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

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