

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

19 MARLBOROUGH CRESCENT HOPPERS CROSSING VIC 3029

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$570,000

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2021

to

30 Jun 2022

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

15 WILLMOTT DRIVE HOPPERS CROSSING VIC 3029

\$609,000

30-Apr-22

19 REGENT STREET HOPPERS CROSSING VIC 3029

\$590,000

26-Apr-22

3 JENNI COURT HOPPERS CROSSING VIC 3029

\$600,000

06-Jul-22

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: 21 July 2022



15 WILLMOTT DRIVE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **\$609,000** Sold Date **30-Apr-22**

Distance **0.13km**

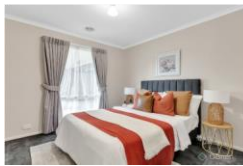


19 REGENT STREET HOPPERS CROSSING VIC 3029

3 1 2

Sold Price **\$590,000** Sold Date **26-Apr-22**

Distance **1.03km**



3 JENNI COURT HOPPERS CROSSING VIC 3029

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **06-Jul-22**

Distance **2.1km**

RS = Recent sale

UN = Undisclosed Sale

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