

## 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

4 COWDEROY STREET 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2023

to

31 Oct 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 TOOTLES COURT HOPPERS CROSSING VIC 3029	\$621,000	01-Oct-24
29 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029	\$615,000	26-Oct-24
6 MORELL PLACE HOPPERS CROSSING VIC 3029	\$600,000	01-Jun-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: 12 November 2024



## 2 TOOTLES COURT HOPPERS CROSSING VIC 3029

3 2 1

Sold Price **\$621,000** Sold Date **01-Oct-24**

Distance **0.16km**



## 29 MAPLEHURST AVENUE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price <sup>RS</sup> **\$615,000** Sold Date **26-Oct-24**

Distance **0.25km**



## 6 MORELL PLACE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price **\$600,000** Sold Date **01-Jun-24**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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