

## 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

24 Carshalton Court 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

\$549,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$531,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2018

to

31 Oct 2019

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 Arcadian Place Hoppers Crossing VIC 3029	\$552,000	13-Jun-19
135 Kingston Boulevard Hoppers Crossing VIC 3029	\$600,000	03-Apr-19
5 Clendon Court Hoppers Crossing VIC 3029	\$587,500	03-Sep-19

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: 28 November 2019



**2 Arcadian Place Hoppers Crossing VIC 3029**

3 2 2

Sold Price

**\$552,000**

Sold Date

**13-Jun-19**

Distance

**0.27km**



**135 Kingston Boulevard Hoppers Crossing VIC 3029**

3 2 2

Sold Price

**\$600,000**

Sold Date

**03-Apr-19**

Distance

**0.32km**



**5 Clendon Court Hoppers Crossing VIC 3029**

3 2 2

Sold Price

<sup>RS</sup> **\$587,500**

Sold Date

**03-Sep-19**

Distance

**1.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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