

## 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

1/38 Langridge 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,500

Property type

Other

Suburb

Hoppers Crossing

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/4 Hotham Crescent Hoppers Crossing VIC 3029	\$400,000	31-Mar-20
25 Patterson Avenue Hoppers Crossing VIC 3029	\$410,000	01-Feb-20
1/8 First Avenue Hoppers Crossing VIC 3029	\$410,000	02-Mar-21

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: 14 July 2021



**1/4 Hotham Crescent Hoppers Crossing VIC 3029**

 2  1  1

Sold Price **\$400,000** Sold Date **31-Mar-20**

Distance **0.75km**



**25 Patterson Avenue Hoppers Crossing VIC 3029**

 2  1  1

Sold Price **\$410,000** Sold Date **01-Feb-20**

Distance **0.76km**



**1/8 First Avenue Hoppers Crossing VIC 3029**

 2  1  1

Sold Price

Sold Date **02-Mar-21**

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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