

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

26 Golden Square Crescent Hoppers Crossing VIC 3029

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2019

to

30 Jun 2020

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

10 Westmill Drive Hoppers Crossing VIC 3029	\$595,000	06-Nov-19
9 Medina Drive Hoppers Crossing VIC 3029	\$590,000	19-Oct-19
312 Tarneit Road Werribee VIC 3030	\$575,000	17-Aug-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: 20 July 2020



10 Westmill Drive Hoppers Crossing VIC 3029 Sold Price **\$595,000** Sold Date **06-Nov-19**

 4  2  2

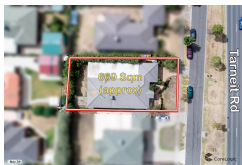
Distance **0.65km**



9 Medina Drive Hoppers Crossing VIC 3029 Sold Price **\$590,000** Sold Date **19-Oct-19**

 4  2  2

Distance **0.97km**



312 Tarneit Road Werribee VIC 3030 Sold Price **\$575,000** Sold Date **17-Aug-19**

 4  2  2

Distance **0.35km**



9 Kenmore Close Hoppers Crossing VIC 3029 Sold Price **\$610,000** Sold Date **01-Jul-19**

 4  2  2

Distance **0.32km**



3 Berrimah Place Tarneit VIC 3029 Sold Price **\$525,000** Sold Date **13-Nov-19**

 4  2  2

Distance **0.35km**



43 Kathleen Crescent Hoppers Crossing VIC 3029 Sold Price **\$525,000** Sold Date **25-Aug-19**

 4  2  1

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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12 Sutton Close Hoppers Crossing VIC 3029

4 2 2

Sold Price

\$590,000

Sold Date

28-Sep-19

Distance

0.57km



7 Nitaya Street Hoppers Crossing VIC 3029

4 2 2

Sold Price

\$602,000

Sold Date

26-Sep-19

Distance

0.72km



23 McKenzie Crescent Hoppers Crossing VIC 3029

4 2 6

Sold Price

\$556,500

Sold Date

10-May-19

Distance

0.75km



43 Prospect Drive Tarneit VIC 3029

4 2 2

Sold Price

\$594,000

Sold Date

09-Nov-19

Distance

0.75km



19 Jordyn Street Tarneit VIC 3029

4 2 2

Sold Price

\$553,000

Sold Date

13-May-19

Distance

0.81km



11 Governor Close Tarneit VIC 3029

4 2 2

Sold Price

\$595,000

Sold Date

02-Sep-19

Distance

0.96km

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UN = Undisclosed Sale

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32 Harmony Drive Tarneit VIC 3029 Sold Price **\$565,000** Sold Date **04-Jul-19**

 4  2  2

Distance **0.96km**



66 Wilmington Avenue Hoppers Crossing VIC 3029 Sold Price **\$570,000** Sold Date **13-May-19**

 4  2  2

Distance **0.63km**

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