

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

6 Cleveland Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

House

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

9 Jenni Court Hoppers Crossing VIC 3029	\$670,000	23-Feb-21
3 Carnaby Close Hoppers Crossing VIC 3029	\$600,000	18-Mar-21
22 Woolpack Street Hoppers Crossing VIC 3029	\$585,000	21-May-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: 12 July 2021



9 Jenni Court Hoppers Crossing VIC 3029 Sold Price **\$670,000** Sold Date **23-Feb-21**

4 2 2

Distance **0.75km**



3 Carnaby Close Hoppers Crossing VIC 3029 Sold Price **\$600,000** Sold Date **18-Mar-21**

4 2 6

Distance **0.2km**



22 Woolpack Street Hoppers Crossing VIC 3029 Sold Price **\$585,000** Sold Date **21-May-21**

3 2 2

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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