

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 11 Courtney Avenue, Hoppers Crossing

### Indicative selling price

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

Single price  or range between \$570,000 & \$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$645,000 \*House ☒ \*Unit ☐ Suburb HOPPERS CROSSING

Period - From March 2024 to Sep 2024 Source REIV

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 Arundle Court, Hoppers Crossing	\$585,000	22 <sup>nd</sup> June 2024
11 Arundle Court, Hoppers Crossing	\$590,000	26 <sup>th</sup> July 2024
157 Bellbridge Drive, Hoppers Crossing	\$565,000	9 <sup>th</sup> April 2024

Property data source: Corelogic.com.au. Generated on 10<sup>th</sup> September 2024.