

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

3 JAMES AUSTIN PLACE 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2022

to

31 Mar 2023

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

5 INNKEEPER PLACE HOPPERS CROSSING VIC 3029	\$530,000	12-Oct-22
13 OKEEFE PLACE HOPPERS CROSSING VIC 3029	\$535,000	23-Nov-22
16 BOSTON PLACE HOPPERS CROSSING VIC 3029	\$555,000	03-Nov-22

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: 04 April 2023



5 INNKEEPER PLACE HOPPERS CROSSING VIC 3029

3 1 1

Sold Price

\$530,000

Sold Date

12-Oct-22

Distance

0.23km



13 OKEEFE PLACE HOPPERS CROSSING VIC 3029

3 1 1

Sold Price

\$535,000

Sold Date

23-Nov-22

Distance

1.55km



16 BOSTON PLACE HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

\$555,000

Sold Date

03-Nov-22

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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