

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

20 NICKLAUS 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2023

to

31 Mar 2024

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 HAMPTON COURT HOPPERS CROSSING VIC 3029	\$620,000	02-Mar-24
193 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$620,000	21-Mar-24
23 RUDOLPH STREET HOPPERS CROSSING VIC 3029	\$665,000	24-Sep-23

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: 08 April 2024



9 HAMPTON COURT HOPPERS CROSSING VIC 3029

3 1 2

Sold Price

^{RS} **\$620,000**

Sold Date

02-Mar-24

Distance

0.24km



193 MORRIS ROAD HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

Sold Date

21-Mar-24

Distance

0.43km



23 RUDOLPH STREET HOPPERS CROSSING VIC 3029

3 1 -

Sold Price

\$665,000

Sold Date

24-Sep-23

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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