

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

2/37 BOURKE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2023

to

31 Oct 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

1/39 BOURKE CRESCENT HOPPERS CROSSING VIC 3029	\$420,000	11-Nov-24
2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029	\$420,000	02-Oct-24
1/2 POULTER STREET HOPPERS CROSSING VIC 3029	\$438,000	20-Jul-24

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 November 2024



1/39 BOURKE CRESCENT HOPPERS CROSSING VIC 3029

2 1 1

^{RS} Sold Price **\$420,000** Sold Date **11-Nov-24**

Distance **0.02km**



2/17 CAMERON DRIVE HOPPERS CROSSING VIC 3029

2 1 1

Sold Price

Sold Date **02-Oct-24**

Distance **0.18km**



1/2 POULTER STREET HOPPERS CROSSING VIC 3029

2 1 1

Sold Price

\$438,000 Sold Date **20-Jul-24**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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