

## 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

2/8 Shada Court Hoppers Crossing VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$509,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Dec 2020

to

30 Nov 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 5/30 Wynarka Drive Hoppers Crossing VIC 3029 | \$470,000 | 17-Oct-21 |
| 2/10 Darus Court Hoppers Crossing VIC 3029   | \$490,000 | 11-Sep-21 |
| 10 Darts Avenue Rainbow VIC 3424             | \$43,000  | 13-Nov-09 |

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: 02 December 2021



## 5/30 Wynarka Drive Hoppers Crossing VIC 3029

3 2 1

Sold Price

RS

**\$470,000**

Sold Date

**17-Oct-21**

Distance

**1.04km**



## 2/10 Darus Court Hoppers Crossing VIC 3029

3 1 2

Sold Price

**\$490,000**

Sold Date

**11-Sep-21**

Distance

**2.49km**



## 10 Darts Avenue Rainbow VIC 3424

2 1 1

Sold Price

**\$43,000**

Sold Date

**13-Nov-09**

Distance

**322.2km**

RS = Recent sale

UN = Undisclosed Sale

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