

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

12 Shearwater Court 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2020

to

31 Oct 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

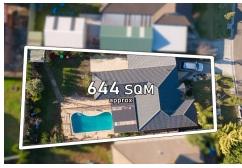
Date of sale

13 Shearwater Court Hoppers Crossing VIC 3029	\$593,000	25-Jul-21
108 Bethany Road Hoppers Crossing VIC 3029	\$570,000	28-Oct-21
14 Sark Court Hoppers Crossing VIC 3029	\$610,500	10-Oct-21

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 November 2021



13 Shearwater Court Hoppers Crossing VIC 3029

3 1 3

Sold Price

\$593,000

Sold Date

25-Jul-21

Distance

0.02km



108 Bethany Road Hoppers Crossing VIC 3029

3 2 1

Sold Price

^{RS} **\$570,000**

Sold Date

28-Oct-21

Distance

0.09km



14 Sark Court Hoppers Crossing VIC 3029

3 2 2

Sold Price

^{RS} **\$610,500**

Sold Date

10-Oct-21

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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