

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

16 MORROW 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

Land

Suburb

Hoppers Crossing

Period-from

01 Apr 2024

to

31 Mar 2025

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

4 MCKENZIE CRESCENT HOPPERS CROSSING VIC 3029	\$625,500	12-Oct-24
25 DOWLING AVENUE HOPPERS CROSSING VIC 3029	\$630,000	12-Feb-25
170 DERRIMUT ROAD HOPPERS CROSSING VIC 3029	\$656,500	12-Oct-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: 05 April 2025



**4 MCKENZIE CRESCENT HOPPERS
 CROSSING VIC 3029**

3 1 -

Sold Price

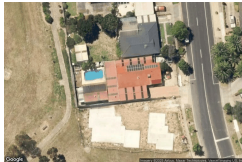
\$625,500

Sold Date

12-Oct-24

Distance

0.3km



**25 DOWLING AVENUE HOPPERS
 CROSSING VIC 3029**

3 1 4

Sold Price

\$630,000

Sold Date

12-Feb-25

Distance

0.4km



**170 DERRIMUT ROAD HOPPERS
 CROSSING VIC 3029**

3 1 2

Sold Price

\$656,500

Sold Date

12-Oct-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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