

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 PROTEA 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jan 2024

to

31 Dec 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

2/63 JOHNSON AVENUE HOPPERS CROSSING VIC 3029	\$540,000	27-Aug-24
124A BETHANY ROAD HOPPERS CROSSING VIC 3029	\$530,000	18-Nov-24
5 LISA COURT HOPPERS CROSSING VIC 3029	\$536,000	19-Dec-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: 10 January 2025

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2/63 JOHNSON AVENUE HOPPERS Sold Price **\$540,000** Sold Date **27-Aug-24**
CROSSING VIC 3029

3 2 1

Distance **1.88km**



124A BETHANY ROAD HOPPERS Sold Price ^{RS} **\$530,000** Sold Date **18-Nov-24**
CROSSING VIC 3029

3 2 2

Distance **0.59km**



5 LISA COURT HOPPERS Sold Price ^{RS} **\$536,000** Sold Date **19-Dec-24**
CROSSING VIC 3029

3 1 1

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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