

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

3 DORCHAP 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

\$620,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

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

8 DORCHAP COURT HOPPERS CROSSING VIC 3029	\$630,000	07-Jan-25
3 HAGEN CLOSE HOPPERS CROSSING VIC 3029	\$665,000	18-Mar-25
55 MACEDON STREET HOPPERS CROSSING VIC 3029	\$635,000	25-Feb-25

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: 30 April 2025

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**8 DORCHAP COURT HOPPERS
CROSSING VIC 3029**

2 2 2

Sold Price **\$630,000** Sold Date **07-Jan-25**

Distance **0.08km**



**3 HAGEN CLOSE HOPPERS
CROSSING VIC 3029**

3 2 1

Sold Price ^{RS} **\$665,000** Sold Date **18-Mar-25**

Distance **0.09km**



**55 MACEDON STREET HOPPERS
CROSSING VIC 3029**

3 2 2

Sold Price **\$635,000** Sold Date **25-Feb-25**

Distance **0.45km**

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

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