

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 HAGEN CLOSE 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

\$635,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Mar 2024

to

28 Feb 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

1 MACEDON STREET HOPPERS CROSSING VIC 3029	\$640,000	05-Oct-24
7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029	\$680,000	14-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: 07 March 2025



1 MACEDON STREET HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

\$640,000

Sold Date

05-Oct-24

Distance

0.13km



7 FRANKLIN BOULEVARD HOPPERS CROSSING VIC 3029

3 2 2

Sold Price

\$680,000

Sold Date

14-Dec-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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