

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

5 GOS-HAWK 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2024

to

30 Apr 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

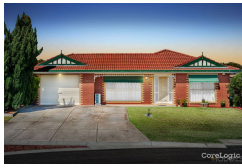
Date of sale

| | | |
|---|-----------|-----------|
| 6 BUCKHURST WAY HOPPERS CROSSING VIC 3029 | \$755,000 | 09-Mar-25 |
| 34 SANDLEFORD WAY HOPPERS CROSSING VIC 3029 | \$705,000 | 10-May-25 |
| 24 ABBOTSWOOD DRIVE HOPPERS CROSSING VIC 3029 | \$700,000 | 16-May-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: 22 May 2025



**6 BUCKHURST WAY HOPPERS
CROSSING VIC 3029**

 6  2  2

Sold Price **\$755,000** Sold Date **09-Mar-25**

Distance **0.12km**



**34 SANDLEFORD WAY HOPPERS
CROSSING VIC 3029**

 4  2  2

Sold Price ^{RS} **\$705,000** Sold Date **10-May-25**

Distance **0.45km**



**24 ABBOTSWOOD DRIVE
HOPPERS CROSSING VIC 3029**

 4  2  -

Sold Price ^{RS} **\$700,000** Sold Date **16-May-25**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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