

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

6 HILDEN 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

\$1,050,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 CORAL COURT HOPPERS CROSSING VIC 3029	\$1,050,000	02-Sep-24
29 REDWOOD DRIVE HOPPERS CROSSING VIC 3029	\$1,100,500	10-May-25
21 SYCAMORE STREET HOPPERS CROSSING VIC 3029	\$1,030,000	17-May-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.~~

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8 CORAL COURT HOPPERS CROSSING VIC 3029

 4  2  2

Sold Price **\$1,050,000** Sold Date **02-Sep-24**

Distance **0.22km**



29 REDWOOD DRIVE HOPPERS CROSSING VIC 3029

 4  2  3

Sold Price **\$1,100,500** Sold Date **10-May-25**

Distance **0.24km**



21 SYCAMORE STREET HOPPERS CROSSING VIC 3029

 3  2  1

Sold Price **\$1,030,000** Sold Date **17-May-24**

Distance **0.29km**

RS = Recent sale UN = Undisclosed Sale

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