

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

8 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Oct 2023

to

30 Sep 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

7 DORCHAP COURT HOPPERS CROSSING VIC 3029	\$611,000	29-Jun-24
7 AITKEN AVENUE HOPPERS CROSSING VIC 3029	\$606,000	04-Oct-24
33 MACEDON STREET HOPPERS CROSSING VIC 3029	\$608,000	20-Jul-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: 28 October 2024



**7 DORCHAP COURT HOPPERS
CROSSING VIC 3029**

3 1 -

Sold Price **\$611,000** Sold Date **29-Jun-24**

Distance **0.01km**



**7 AITKEN AVENUE HOPPERS
CROSSING VIC 3029**

3 1 2

Sold Price ^{RS} **\$606,000** Sold Date **04-Oct-24**

Distance **0.2km**



**33 MACEDON STREET HOPPERS
CROSSING VIC 3029**

3 1 -

Sold Price **\$608,000** Sold Date **20-Jul-24**

Distance **0.36km**

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

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