

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

9 THE MEWS 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Aug 2023

to

31 Jul 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

5 THE GLADES HOPPERS CROSSING VIC 3029	\$450,000	05-Jul-24
57B BARTLETT CRESCENT HOPPERS CROSSING VIC 3029	\$485,000	19-Feb-24
8B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$476,000	21-Feb-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: 14 August 2024


**5 THE GLADES HOPPERS
CROSSING VIC 3029**
 2  1  1

 Sold Price ^{RS} **\$450,000** Sold Date **05-Jul-24**

 Distance **0.05km**

**57B BARTLETT CRESCENT
HOPPERS CROSSING VIC 3029**
 3  1  1

 Sold Price **\$485,000** Sold Date **19-Feb-24**

 Distance **1.21km**

**8B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**
 2  1  1

 Sold Price **\$476,000** Sold Date **21-Feb-24**

 Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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