

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

1-2 Crampton 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2019

to

31 Oct 2020

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 Erica Court Hoppers Crossing VIC 3029	\$850,000	02-Jul-20
13 Rudkin Court Hoppers Crossing VIC 3029	\$860,000	27-Jun-20
100 Sycamore Street Hoppers Crossing VIC 3029	\$810,500	14-Jun-20

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: 26 November 2020



1 Erica Court Hoppers Crossing VIC 3029

4 3 6

Sold Price

\$850,000

Sold Date

02-Jul-20

Distance

0.66km



13 Rudkin Court Hoppers Crossing VIC 3029

4 2 2

Sold Price

\$860,000

Sold Date

27-Jun-20

Distance

1.16km



100 Sycamore Street Hoppers Crossing VIC 3029

4 2 6

Sold Price

\$810,500

Sold Date

14-Jun-20

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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