

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

7 Oppy Crescent 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2020

to

31 May 2021

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

30 Claremont Crescent Hoppers Crossing VIC 3029	\$470,000	20-Mar-21
28 Willmott Drive Hoppers Crossing VIC 3029	\$460,000	02-Mar-21
40 Derrimut Road Hoppers Crossing VIC 3029	\$480,000	29-Mar-21

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: 18 June 2021



30 Claremont Crescent Hoppers Crossing VIC 3029

 3  1  2

Sold Price **\$470,000** Sold Date **20-Mar-21**

Distance **0.87km**

Notes from your agent

Freshly painted and updated throughout
 Light filled open plan living boasts warm floating timber flooring
 Kitchen featuring separate meals area
 Three double sized bedrooms
 Carport provides secure off street parking
 Large rear yard with garden shed



28 Willmott Drive Hoppers Crossing VIC 3029

 3  1  2

Sold Price **\$460,000** Sold Date **02-Mar-21**

Distance **1.24km**



40 Derrimut Road Hoppers Crossing VIC 3029

 3  1  2

Sold Price **\$480,000** Sold Date **29-Mar-21**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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