

## 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

21 Sark Court Hoppers Crossing VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$520,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Nov 2018

to

31 Oct 2019

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

4 Breton Drive Hoppers Crossing VIC 3029	\$507,500	08-Sep-19
2 Voltaire Court Hoppers Crossing VIC 3029	\$532,000	01-Aug-19
75 Westmill Drive Hoppers Crossing VIC 3029	\$510,000	31-Jul-19

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: 06 November 2019



**4 Breton Drive Hoppers Crossing VIC 3029**

 4  2  2

Sold Price **\$507,500** Sold Date **08-Sep-19**

Distance **0.63km**



**2 Voltaire Court Hoppers Crossing VIC 3029**

 3  2  2

Sold Price **\$532,000** Sold Date **01-Aug-19**

Distance **0.77km**



**75 Westmill Drive Hoppers Crossing VIC 3029**

 3  2  2

Sold Price **\$510,000** Sold Date **31-Jul-19**

Distance **1.85km**

RS = Recent sale      UN = Undisclosed Sale

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