

## 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

24 Warrenwood Avenue 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

or range  
between

\$590,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,500

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jul 2020

to

30 Jun 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

5 Lantana Avenue Hoppers Crossing VIC 3029	\$602,500	01-May-21
16 Cameron Drive Hoppers Crossing VIC 3029	\$585,000	13-Mar-21
6 Elliot Court Hoppers Crossing VIC 3029	\$615,000	10-Jun-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: 14 July 2021



### 5 Lantana Avenue Hoppers Crossing VIC 3029

3 2 2

Sold Price

**\$602,500**

Sold Date

**01-May-21**

Distance

**0.88km**



### 16 Cameron Drive Hoppers Crossing VIC 3029

3 2 2

Sold Price

**\$585,000**

Sold Date

**13-Mar-21**

Distance

**1.54km**



### 6 Elliot Court Hoppers Crossing VIC 3029

3 2 2

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date

**10-Jun-21**

Distance

**1.54km**

RS = Recent sale

UN = Undisclosed Sale

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