

## 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

1/285-287 DERRIMUT ROAD 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

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 May 2023

to

30 Apr 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

57B BARTLETT CRESCENT HOPPERS CROSSING VIC 3029	\$485,000	19-Feb-24
2/30 WYNARKA DRIVE HOPPERS CROSSING VIC 3029	\$450,000	16-Dec-23
1/2 DON AVENUE HOPPERS CROSSING VIC 3029	\$455,000	16-Dec-23

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.~~

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

3 1 1

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

Distance **0.25km**



**2/30 WYNARKA DRIVE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price **\$450,000** Sold Date **16-Dec-23**

Distance **0.94km**



**1/2 DON AVENUE HOPPERS  
CROSSING VIC 3029**

3 1 1

Sold Price **\$455,000** Sold Date **16-Dec-23**

Distance **1.39km**

RS = Recent sale      UN = Undisclosed Sale

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