

## 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

17 Ironbark Drive 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,800

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Apr 2020

to

31 Mar 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

129 Bellbridge Drive Hoppers Crossing VIC 3029	\$578,000	17-Nov-20
59 Vanderbilt Avenue Truganina VIC 3029	\$548,500	05-Feb-21
96 Westmeadows Lane Truganina VIC 3029	\$542,000	02-Apr-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: 21 April 2021

Kelly Spiteri

P 03 9689 8388

M 03 9689 8388

E footscray.advertising@greghocking.com.au



**129 Bellbridge Drive Hoppers Crossing VIC 3029**

4 2 2

Sold Price

**\$578,000**

Sold Date **17-Nov-20**

Distance **1.53km**



**59 Vanderbilt Avenue Truganina VIC 3029**

4 2 2

Sold Price

**\$548,500**

Sold Date **05-Feb-21**

Distance **1.54km**



**96 Westmeadows Lane Truganina VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$542,000**

Sold Date **02-Apr-21**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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