

## 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

43 Bronson Circuit 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

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Feb 2020

to

31 Jan 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

21 Yandina Road Hoppers Crossing VIC 3029	\$588,888	24-Oct-20
25 Whitsunday Drive Hoppers Crossing VIC 3029	\$580,000	09-Oct-20

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: 11 February 2021



**21 Yandina Road Hoppers Crossing VIC 3029**

 3  2  2

Sold Price

**\$588,888**

Sold Date **24-Oct-20**

Distance **0.6km**



**25 Whitsunday Drive Hoppers Crossing VIC 3029**

 4  2  2

Sold Price

**\$580,000**

Sold Date **09-Oct-20**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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