

## 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

46 Alsace 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

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$526,750

Property type

House

Suburb

Hoppers Crossing

Period-from

01 May 2019

to

30 Apr 2020

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

2 Voltaire Court Hoppers Crossing VIC 3029	\$532,000	01-Aug-19
21 Alsace Avenue Hoppers Crossing VIC 3029	\$532,000	21-Dec-19
13 Whitsunday Drive Hoppers Crossing VIC 3029	\$550,000	28-Oct-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: 15 May 2020

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**2 Voltaire Court Hoppers Crossing VIC 3029**

3 2 2

Sold Price

**\$532,000**

Sold Date

**01-Aug-19**

Distance

**0.19km**



**21 Alsace Avenue Hoppers Crossing VIC 3029**

3 2 2

Sold Price

Sold Date

**21-Dec-19**

Distance

**0.27km**



**13 Whitsunday Drive Hoppers Crossing VIC 3029**

3 2 2

Sold Price

**\$550,000**

Sold Date

**28-Oct-19**

Distance

**1.74km**

RS = Recent sale

UN = Undisclosed Sale

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