

## 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

7 Casey 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

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Hoppers Crossing

Period-from

01 Jun 2019

to

31 May 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

3 Rifflebird Drive Tarneit VIC 3029	\$570,000	27-Jun-20
3 Romany Place Hoppers Crossing VIC 3029	\$555,000	25-Jun-20
20 Casey Drive Hoppers Crossing VIC 3029	\$561,000	02-Apr-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: 30 June 2020



**3 Rifflebird Drive Tarneit VIC 3029** Sold Price <sup>RS</sup> **\$570,000** Sold Date **27-Jun-20**  
 Distance **1.89km**  
 4 beds 2 bathrooms 2 cars



**3 Romany Place Hoppers Crossing VIC 3029** Sold Price <sup>RS</sup> **\$555,000** Sold Date **25-Jun-20**  
 Distance **1.09km**  
 3 beds 2 bathrooms 2 cars



**20 Casey Drive Hoppers Crossing VIC 3029** Sold Price **\$561,000** Sold Date **02-Apr-20**  
 Distance **0.05km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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