

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 53 Woodville Park Drive, Hoppers Crossing 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$619,900

### Median sale price

Median price

\$572,750

Property type

House

Suburb

Hoppers Crossing

Period - From

March 2021

to

May 2021

Source

APM - Pricerfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 5 Lantana Avenue, Hoppers Crossing	\$602,500	01/05/2021
2 – 21 Warringa Crescent, Hoppers Crossing	\$615,000	17/04/2021
3 – 141 Heaths Road, Hoppers Crossing	\$610,000	08/04/2021

This Statement of Information was prepared on:

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**Brian Mark**

The local agents you can trust