

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

1/2 POULTER STREET HOPPERS CROSSING VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/2 POULTER STREET HOPPERS CROSSING VIC 3029	\$459,000	04-Apr-24
2/28 ELDER ROAD HOPPERS CROSSING VIC 3029	\$422,000	15-Jun-24
2/57 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$420,000	24-Jun-24

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: 03 July 2024



**2/2 POULTER STREET HOPPERS
 CROSSING VIC 3029**

2 - 1

Sold Price **\$459,000** Sold Date **04-Apr-24**

Distance **0.02km**



**2/28 ELDER ROAD HOPPERS
 CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$422,000** Sold Date **15-Jun-24**

Distance **0.79km**



**2/57 MOSSFIEL DRIVE HOPPERS
 CROSSING VIC 3029**

2 1 1

Sold Price ^{RS} **\$420,000** Sold Date **24-Jun-24**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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