

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

1/246 HOGANS ROAD 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jun 2023

to

31 May 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

3/38 EVRAH DRIVE HOPPERS CROSSING VIC 3029	\$565,000	10-Apr-24
1/15 JELLICOE STREET WERRIBEE VIC 3030	\$533,000	13-Jan-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: 05 June 2024

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**3/38 EVRAH DRIVE HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price

^{RS}

\$565,000

Sold Date

10-Apr-24

Distance

1.77km



**1/15 JELLCOE STREET WERRIBEE
VIC 3030**

 3  2  1

Sold Price

\$533,000

Sold Date

13-Jan-24

Distance

4.19km

RS = Recent sale

UN = Undisclosed Sale

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