

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

1/39 WARRENWOOD AVENUE 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

\$465,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/64 MOSSFIEL DRIVE HOPPERS CROSSING VIC 3029	\$480,000	30-Sep-23
1/11A MOFFATT CRESCENT HOPPERS CROSSING VIC 3029	\$480,000	09-May-23
38A BRANTON ROAD HOPPERS CROSSING VIC 3029	\$490,000	30-Apr-23

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: 24 January 2024



**2/64 MOSSFIEL DRIVE HOPPERS
CROSSING VIC 3029**

 3  2  2

Sold Price

^{RS} **\$480,000**

Sold Date **30-Sep-23**

Distance **1.05km**



**1/11A MOFFATT CRESCENT
HOPPERS CROSSING VIC 3029**

 3  1  1

Sold Price

\$480,000

Sold Date **09-May-23**

Distance **0.6km**



**384 BRANTON ROAD HOPPERS
CROSSING VIC 3029**

 3  2  1

Sold Price

\$490,000

Sold Date **30-Apr-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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