

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

1/41 OLD GEELONG 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Feb 2023

to

31 Jan 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

3/14 MOFFATT CRESCENT HOPPERS CROSSING VIC 3029	\$410,000	05-Sep-23
2/4 THORPE AVENUE HOPPERS CROSSING VIC 3029	\$450,000	26-Sep-23
2/20 BRANTON ROAD HOPPERS CROSSING VIC 3029	\$410,000	11-Sep-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: 16 February 2024



**3/14 MOFFATT CRESCENT
 HOPPERS CROSSING VIC 3029**

 2  1  1

Sold Price **\$410,000** Sold Date **05-Sep-23**

Distance **0.55km**



**2/4 THORPE AVENUE HOPPERS
 CROSSING VIC 3029**

 2  1  1

Sold Price **\$450,000** Sold Date **26-Sep-23**

Distance **0.59km**



**2/20 BRANTON ROAD HOPPERS
 CROSSING VIC 3029**

 2  1  1

Sold Price ^{RS} **\$410,000** Sold Date **11-Sep-23**

Distance **0.74km**



**1/20 BRANTON ROAD HOPPERS
 CROSSING VIC 3029**

 2  1  1

Sold Price **\$410,000** Sold Date **25-Aug-23**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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