

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

1/59 MORRIS 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

\$419,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Aug 2022

to

31 Jul 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

1/11 RESERVE ROAD HOPPERS CROSSING VIC 3029	\$430,000	30-Jun-23
6B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$455,000	13-Jun-23
1/9 NORWOOD COURT HOPPERS CROSSING VIC 3029	\$448,000	11-Jul-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: 07 August 2023


**1/11 RESERVE ROAD HOPPERS
CROSSING VIC 3029**
 2
  1
  1

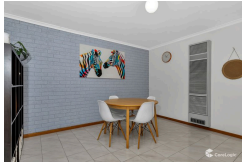
Sold Price

^{RS}**\$430,000**

Sold Date

30-Jun-23

Distance

1.35km
**6B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**
 2
  1
  1

Sold Price

\$455,000

Sold Date

13-Jun-23

Distance

2.04km
**1/9 NORWOOD COURT HOPPERS
CROSSING VIC 3029**
 2
  1
  1

Sold Price

^{RS}**\$448,000**

Sold Date

11-Jul-23

Distance

2.23km
**2/23 REGENT STREET HOPPERS
CROSSING VIC 3029**
 2
  1
  1

Sold Price

^{RS}**\$414,000**

Sold Date

09-Jun-23

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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