

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

1/83 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$449,000

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

2/28 ELDER ROAD HOPPERS CROSSING VIC 3029	\$422,000	15-Jun-24
8B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$476,000	21-Feb-24
1/85 MORRIS ROAD HOPPERS CROSSING VIC 3029	\$450,000	07-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: 11 July 2024



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

 2  1  1

Sold Price

^{RS} **\$422,000**

Sold Date **15-Jun-24**

Distance **0.45km**



**8B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS} **\$476,000**

Sold Date **21-Feb-24**

Distance **0.54km**



**1/85 MORRIS ROAD HOPPERS
CROSSING VIC 3029**

 2  1  1

Sold Price

^{RS} **\$450,000**

Sold Date **07-Jun-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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