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

1/85 MORRIS ROAD HOPPERS CROSSING VIC 3029

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		0	or range \$440,000		\$480,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$440,000	Property type	Unit	Suburb	Hoppers Crossing

31 Mar 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale	
8B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$476,000	21-Feb-24	
15 THE MEWS HOPPERS CROSSING VIC 3029	\$450,000	18-Oct-23	
2/78 SPRING DRIVE HOPPERS CROSSING VIC 3029	\$465,000	17-Oct-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: 26 April 2024



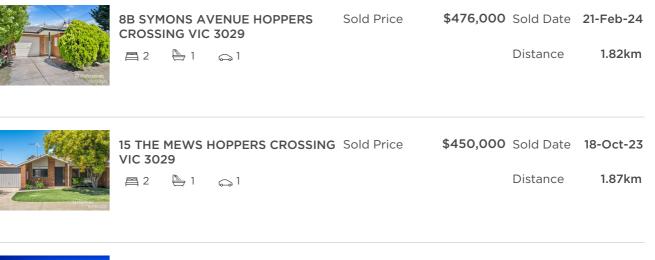
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consumer.vic.gov.au



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2/78 SPRING DRIVE HOPPERS CROSSING VIC 3029			Sold Price	\$465,000	Sold Date	17-Oct-23
E 2	1	⇔1			Distance	0.85km

RS = Recent sale UN = Undisclosed Sale

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