

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

2/28 Elder Road, Hoppers Crossing Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$350,000 & \$385,000

Median sale price

Median price \$425,000 Property Type Unit Suburb Hoppers Crossing

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	18/151-157 Bethany Rd HOPPERS CROSSING 3029	\$382,300	15/12/2023
2	2/1 Bayview Cr HOPPERS CROSSING 3029	\$375,000	24/04/2024
3	4/1 Bayview Cr HOPPERS CROSSING 3029	\$350,000	06/01/2024

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 six months.~~

This Statement of Information was prepared on:

20/05/2024 14:00

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Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

Year ending March 2024: \$425,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



18/151-157 Bethany Rd HOPPERS CROSSING 3029 (REI) Agent Comments

2 1 1

Price: \$382,300

Method: Private Sale

Date: 15/12/2023

Property Type: Unit

Land Size: 195 sqm approx



2/1 Bayview Cr HOPPERS CROSSING 3029 (REI) Agent Comments

2 1 1

Price: \$375,000

Method: Sold Before Auction

Date: 24/04/2024

Property Type: Unit

Land Size: 217 sqm approx



4/1 Bayview Cr HOPPERS CROSSING 3029 (REI/VG) Agent Comments

2 1 2

Price: \$350,000

Method: Private Sale

Date: 06/01/2024

Property Type: Unit

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067