

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

2/30 WYNARKA DRIVE 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,000

Property type

Unit

Suburb

Hoppers Crossing

Period-from

01 Nov 2022

to

31 Oct 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

1/11A MOFFATT CRESCENT HOPPERS CROSSING VIC 3029	\$480,000	09-May-23
2/1 GOVERNOR CLOSE TARNEIT VIC 3029	\$485,500	06-May-23
6B SYMONS AVENUE HOPPERS CROSSING VIC 3029	\$455,000	13-Jun-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: 01 November 2023

**1/11A MOFFATT CRESCENT
HOPPERS CROSSING VIC 3029**

3 1 1

Sold Price **\$480,000** Sold Date **09-May-23**Distance **2.71km****2/1 GOVERNOR CLOSE TARNEIT
VIC 3029**

3 1 1

Sold Price **\$485,500** Sold Date **06-May-23**Distance **2.4km****6B SYMONS AVENUE HOPPERS
CROSSING VIC 3029**

2 1 1

Sold Price **\$455,000** Sold Date **13-Jun-23**Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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