

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 2/38 Julier Crescent, Hoppers Crossing, VIC 3029

Indicative selling price

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

Price Range \$415,000 & \$455,000

Median sale price

Median price \$440,000 Property Type Unit Suburb Hoppers Crossing (3029)
Period - From 01/06/2023 to 31/05/2024 Source Corelogic

Comparable property sales

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
36/5 THOMAS CARR DRIVE, TARNEIT VIC 3029	\$420,000	20/12/2023
8B SYMONS AVENUE, HOPPERS CROSSING VIC 3029	\$476,000	21/02/2024
2/25 CAMERON DRIVE, HOPPERS CROSSING VIC 3029	\$420,000	27/12/2023

This Statement of Information was prepared on: 11/06/2024